





Property Description

A prestigious and contemporary detached five bedroom family home. Located in this sought after development this freehold property boasts extensive accommodation providing easy living for the growing family. With two reception rooms plus a large ultra-modern fitted kitchen/ diner, an additional utility room, a downstairs WC and an integral garage all on the ground floor. To the first floor are five bedrooms, two with ensembles and the family bathroom. This esteemed dwelling has a large rear garden that is laid to lawn, is close to the sought after Alban Wood school and Leavesden Country Park for recreation and the Country Kitchen and Co-op in the Abbotswood development for eating out and convenience shopping. Your internal viewing is highly recommended on this outstanding house.

Entrance Hall

Front door.

Cloakroom

WC, radiator, wash hand basin, extractor fan, tiled walls.

Lounge area

13' x 13' 8" plus bay (3.96m x 4.17m plus bay)

Tiled floor, bay window, radiator.

Dining Area

12' 7" x 22' 1" (3.84m x 6.73m)

Tiled floor, two radiators, window, patio doors leading to rear garden.

Kitchen Area

9' 8" x 9' 5" (2.95m x 2.87m)

Open plan area, window to rear, tiled flooring, stainless steel sink, cooker point, cooker hood, integrated dishwasher.

Utility Room

Tiled flooring, stainless steel sink with drainer.

First Floor Landing

Bedroom 1

Irregular shape, fitted wardrobes, radiator, bay window, carpet.

Ensuite

Shower cubicle, bath, radiator, tiled walls, wash hand basin, window, extractor fan, WC.

Bedroom 2

10' plus recess x 15' 1" into wardrobes (3.05m plus recess x 4.60m into wardrobes)

Two windows, radiator.

Ensuite

Shower cubicle, radiator, tiled walls, wash hand basin, extractor fan, WC. shaver point.

Bedroom 3

10' 1" x 12' 1" (3.07m x 3.68m)

Radiator, window.

Bedroom 4

12' x 15' 1" max (3.66m x 4.60m max)

Radiator, radiator, window.

Bedroom 5

6' x 12' 1" (1.83m x 3.68m)

Radiator, window.

Bathroom

Bath with shower unit, WC, wash hand basin, radiator, tiled walls, extractor fan.

Loft Space

Boarded.

Front Garden

Off road parking

Rear Garden

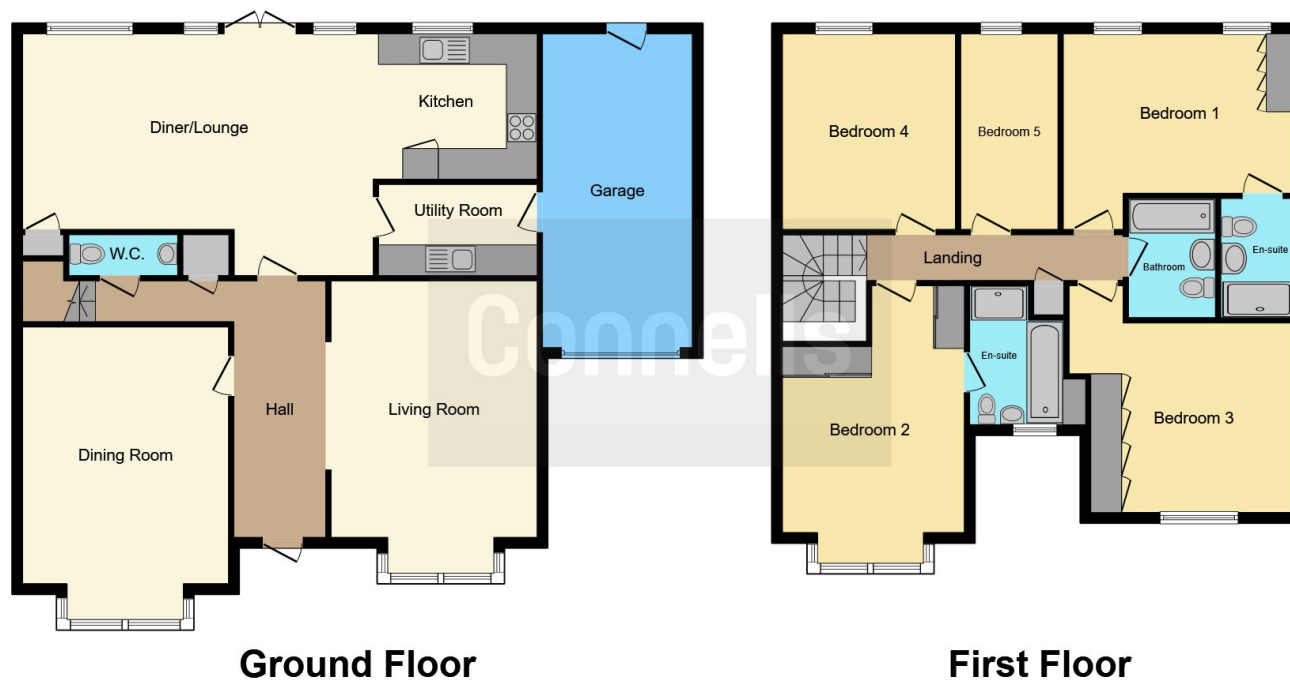
Lawn, patio, decking area, side access.

Garage









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01923 674504
E leavesden@connells.co.uk

1 Cunningham Way Leavesden
 Abbots Langley WD25 7NG

EPC Rating: B Council Tax
 Band: G

Tenure: Freehold

view this property online connells.co.uk/Property/LEA103498



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: LEA103498 - 0006