



Connells

Purbrock Avenue
Watford



Property Description

A super three bedroom home set in a quiet cul-de-sac, with no chain. With own driveway and covered carport—complete with an electric vehicle charging point—this property is ready to move into. Bright and airy throughout the home boasts a sleek, extended kitchen featuring high-spec finishes and underfloor heating. The open and airy living areas provide the perfect setting for everyday living and entertaining alike. The generously sized rear garden is a standout feature, offering a private, versatile space for outdoor dining, play, or simply relaxing in the sunshine. It's a blank canvas for gardening enthusiasts or those looking to create their own outdoor haven. Perfectly positioned for commuters, the property offers quick access to both the M1 and M25 motorways, while local amenities and schools are just a short drive away. Well placed for Leavesden Green and Stanborough schools.



Entrance Hall

Front door.

Cloakroom

Window, WC, wash hand basin, heated towel rail, extractor fan,

Lounge area

27' max x 13' 1" max (8.23m max x 3.99m max)

Two radiators, window, patio doors to garden.

Kitchen

8' max x 15' 8" max (2.44m max x 4.78m max)

Range of wall and base units, radiator, boiler, sink with drainer, cooker point, microwave, windows, patio door.

First Floor

Bedroom 1

13' 6" plus bay x 9' 11" plus wardrobe (4.11m plus bay x 3.02m plus wardrobe)

Radiator, bay window, wardrobes.

Bedroom 2

12' 6" x 8' 11" plus wardrobe (3.81m x 2.72m plus wardrobe)

Radiator, window.

Bedroom 3

8' 11" x 8' 7" (2.72m x 2.62m)

Radiator, window.

Shower Room

Shower cubicle, WC, extractor fan, window, heated towel rail, wash hand basin.

Outside

Front Garden

Off road parking for two cars.

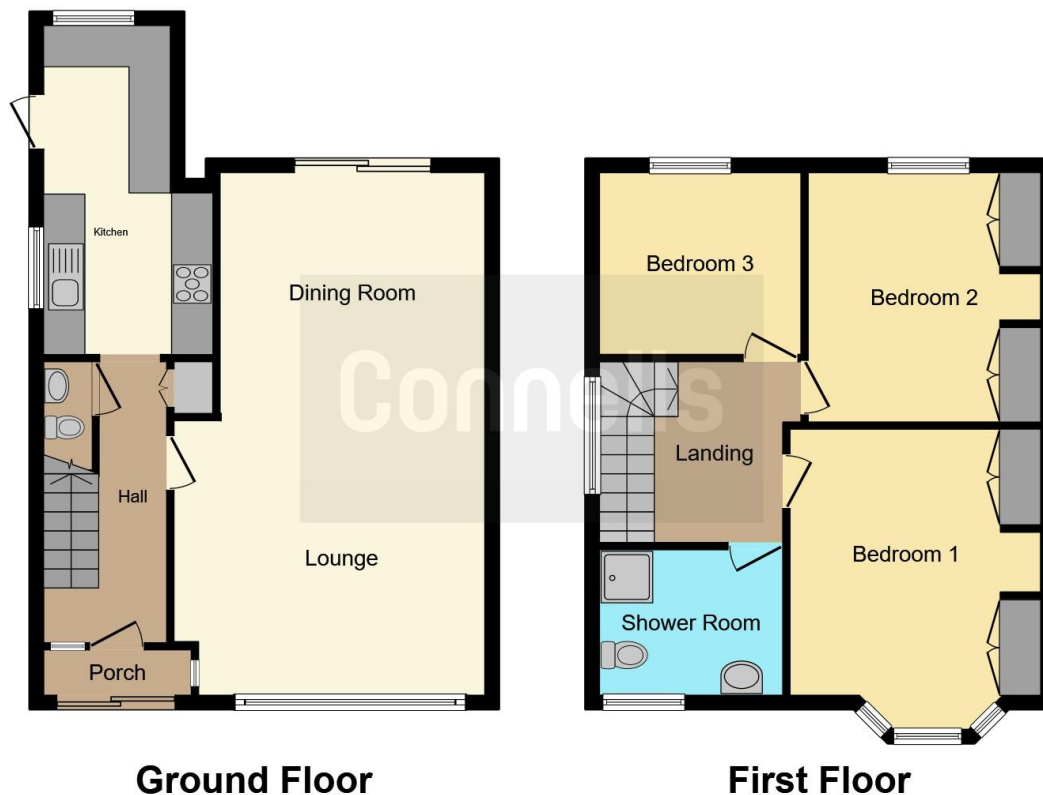
Rear Garden

Lawn, patio.









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: D Council Tax
 Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/LEA103296



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: LEA103296 - 0003