



Connells

High Road
Leavesden Watford

High Road
Leavesden Watford WD25 7DT

for sale
£350,000



Property Description

This beautifully presented two-bedroom first-floor maisonette combines space, style and an exceptional location - making it a standout opportunity for first-time buyers, downsizers or investors. With an impressive 934-year lease, a private south-facing garden and ample parking, this home truly offers outstanding value. Accessed via its own private front door, the property opens into a generous landing that immediately sets the tone for the light and airy accommodation throughout. To the right, a sleek modern kitchen provides excellent storage and plentiful worktop space, ideal for home cooking and entertaining. Straight ahead, the spacious lounge offers a warm and welcoming setting for everyday living or hosting guests. The hallway also features a practical storage cupboard, with a contemporary bathroom to the left. Completing the layout are two well-proportioned bedrooms, perfect for family use, a guest room or a comfortable home office.

The sunny, south-facing private garden is a standout feature - a superb space for relaxing, outdoor dining, gardening or simply soaking up the sunshine. A rare and desirable benefit for a maisonette of this type. Situated in a friendly and highly regarded neighbourhood, the property is ideally placed for a wide range of local amenities and excellent schools, including Leavesden Green, Kingsway, Alban Wood and Parmiter's. Beautiful parks are close by, and the world-famous Harry Potter Studio Tour is just a short 10-minute walk away.



Entrance Hall

Front door, stairs.

Landing

Storage cupboard, doors to all rooms.

Kitchen

9' 10" x 7' 6" (3.00m x 2.29m)

Range of wall and floor units, cooker point, stainless steel sink, window.

Lounge

10' 11" x 16' 5" (3.33m x 5.00m)

Window.

Bathroom

Bath, basin, WC.

Bedroom 1

12' 4" x 10' 11" (3.76m x 3.33m)

Window.

Bedroom 2

9' 5" x 10' 10" (2.87m x 3.30m)

Window.

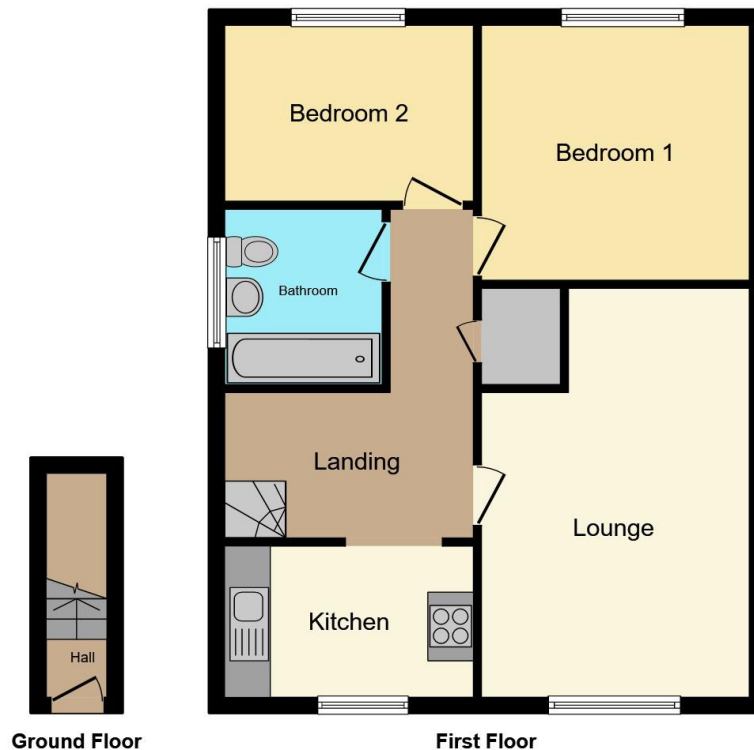
Outside

Rear Garden









Total floor area 63.2 m² (680 sq.ft.) approx

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.propertybox.io

Connells

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: C

Council Tax
 Band: C

Service Charge: Ask
 Agent

Ground Rent:
 10.00

Tenure: Leasehold

view this property online connells.co.uk/Property/LEA103514

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 1960. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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: LEA103514 - 0007