



**Connells**

Jordan Close  
WATFORD





## Property Description

Connells are delighted to present this extensive property to the market. Featured in very modern decorative order with airy rooms perfect for the growing family. This home is well placed for Kingsway and Leavesden Green schools. Watford North is the closest train station and Nisa and Costcutter are both close by for convenience groceries. On the ground floor is a cloakroom, large reception room, dining room, and kitchen/ breakfast room with utility room. On the first floor are three large bedrooms (two with dressing rooms) and the family bathroom. To the top floor there is the master bedrooms with an ensuite plus bedroom/ dressing room. Additional features include garage, summerhouse and outstore. Your internal viewing is highly recommended on this fantastic dwelling.

### Entrance Porch

### Entrance Hall

Front door.

### Cloakroom

WC, wash hand basin.

### Lounge

13' 8" x 13' 6" ( 4.17m x 4.11m )

Bay window to front, doors to rear garden.

### Dining Room

10' x 9' 7" ( 3.05m x 2.92m )

### Kitchen/ Breakfast Room

19' 9" x 12' 1" ( 6.02m x 3.68m )

Fitted kitchen with wall and base units, sink with drainer, cooker point.

### Utility Room

10' x 4' 8" ( 3.05m x 1.42m )

## First Floor

### Bedroom 2

22' 8" x 12' 2" ( 6.91m x 3.71m )

Window.

### Bedroom 4

12' 2" x 11' 11" ( 3.71m x 3.63m )

Window.

### Bedroom 5

12' x 6' 8" ( 3.66m x 2.03m )

Window.

### Dressing Room

7' 10" x 6' 6" ( 2.39m x 1.98m )

### Bathroom

Shower cubicle, WC, wash hand basin, bath.

## Second Floor

### Bedroom 1

20' 6" x 9' 11" ( 6.25m x 3.02m )

Built in wardrobes.

### Ensuite

WC, basin.

### Bedroom 3/ Dressing Room

18' 10" x 8' 10" ( 5.74m x 2.69m )

## Outside

### Front Garden

Paved for off road parking.

### Rear Garden

### Garage

18' 11" x 9' 2" ( 5.77m x 2.79m )

### Summerhouse

21' 2" x 11' 7" ( 6.45m x 3.53m )

### Outhouse

8' 10" x 8' 8" ( 2.69m x 2.64m )



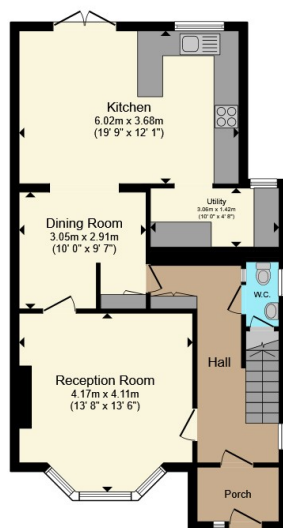




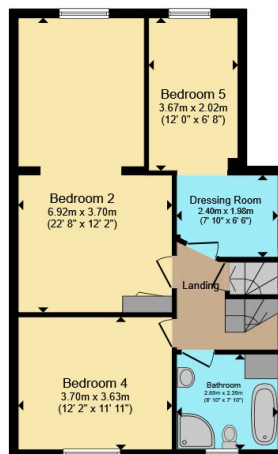




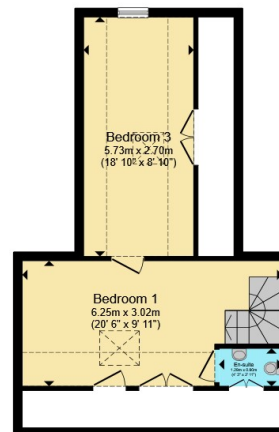




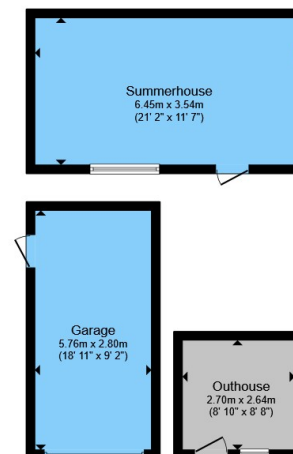
**Ground Floor**



**First Floor**



**Second Floor**



**Outbuilding**

Total floor area 201.1 m<sup>2</sup> (2,165 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](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

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EPC Rating: C Council Tax  
 Band: E

Tenure: Freehold

**view this property online [connells.co.uk/Property/LEA103567](http://connells.co.uk/Property/LEA103567)**



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Property Ref: LEA103567 - 0007