



Connells

Royce Grove
Leavesden Watford



Property Description

A superb end of terrace town house located in this popular modern development in Leavesden. This family home is spread over three floors and boasts extensive accommodation, perfect for the growing family. With off road parking to the front, a downstairs WC, fitted kitchen, living room plus conservatory overlooking the garden. To the first floor there are two double bedrooms, one with an ensuite, and a family bathroom featuring a Jacuzzi bath. In the loft room is the master bedroom with ensuite and a desirable walk in wardrobe. This prestigious residence is bright and airy throughout. The patio in the garden provides perfect al fresco dining space for the warmer months. Close by are Leavesden Green, and Kingsway schools. The Abbots Wood development is perfect for local groceries and its restaurant. The M1 and M25 are easy to pick up, perfect for commuting.

Entrance Porch

Entrance Hall

Front door,

Cloakroom

WC, wash hand basin.

Lounge

11' 8" max x 11' 7" max (3.56m max x 3.53m max)

Double glazed window, storage, doors to conservatory.

Conservatory

12' 8" x 10' 8" (3.86m x 3.25m)

Door to garden.

Kitchen

11' max x 5' max (3.35m max x 1.52m max)

Range of wall and base units, work surfaces, sink with drainer, electric cooker point with cooker hood, window.

First Floor Landing

Bedroom 2

10' 9" max x 8' 6" max (3.28m max x 2.59m max)

Window, fitted wardrobes.

Ensuite

Shower cubicle, WC, wash hand basin.

Bedroom 3

11' 7" x 9' (3.53m x 2.74m)

Windows, built in wardrobe, radiator.

Bathroom

Jacuzzi bath, WC, basin,

Second Floor

Bedroom 1/ Loft Room

14' 2" x 8' 1" (4.32m x 2.46m)

Two windows to rear, skylight to front, walk in wardrobe, radiator.

Ensuite

Window, tiled walls, shower cubicle, WC, window, basin in vanity unit.

Outside

Front Garden

Paved for off road parking.

Rear Garden

Patio area, lawn area.









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

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EPC Rating: C

Tenure: Freehold

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