



Connells

Ivy Close
Leavesden WATFORD

Ivy Close Leavesden WATFORD WD25 7NQ

for sale offers over
£925,000



Property Description

A superb spacious and modern family home, perfect for larger families. This detached prestigious residence boasts extensive accommodation and features a huge kitchen/living space overlooking the rear garden. There is a further separate living room, internal garage, utility room, cloakroom and study in addition on the ground floor. Moving up to the first floor there are four double bedrooms, an ensuite to the master bedroom, and a family bathroom. This coveted house is located in a quiet cul-de-sac and is well placed for Leavesden Green and Parmiter's school, the Abbotswood development with its shopping, medical surgery and restaurant, as well as being close to the A41, M1 and M25 road links.



Entrance Hall

Front door.

Living Room

19' 6" into bay x 10' 8" (5.94m into bay x 3.25m)

Bay window to front.

Garage

Kitchen/ Living Space

27' 2" max x 24' 9" max (8.28m max x 7.54m max)

Fitted kitchen area with wall and base units, integrated appliances, work surfaces, cooker point, stainless steel sink with drainer, feature doors and windows to garden.

Cloakroom

WC, basin.

Utility Room

6' 2" x 5' 5" (1.88m x 1.65m)

Sink, window to rear.

Study

11' 1" x 5' 9" (3.38m x 1.75m)

Window to front.

First Floor Landing

Bedroom 1

6' 7" max x 13' 7" max (5.05m max x 4.14m max)

Window to front.

Ensuite

Bath, WC, basin.

Bedroom 2

13' 7" max x 13' 4" max (4.14m max x 4.06m max)

Built in wardrobes, window to front.

Bedroom 3

12' 4" max x 8' 8" max (3.76m max x 2.64m max)

Window to rear, built in wardrobes,

Bedroom 4

12' 4" x 8' 5" (3.76m x 2.57m)

Window to Rear.

Bathroom

Bath, wash hand basin, WC.

Loft

Boarded with pull-down ladder.

Outside

Front Garden

Rear Garden









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: B

Tenure: Freehold

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