



**Connells**

Leggatts Way  
WATFORD





## Property Description

Connells are delighted to bring this well-presented semi-detached house to the market that is situated on a popular residential road in North Watford. The property comprises of a welcoming entrance hallway, two reception room, a fitted kitchen with separate utility room, three well-proportioned bedrooms and family bathroom. Benefits include a off-street parking, a well maintained landscaped rear garden, an integral garage as well as holding the potential to extend (STPP).

An ideal family home, the property is conveniently located with access to several transport links including being walking distance to North Watford and Watford Junction Station as well as the M1, M25 & A41 motorways. There are a variety of well-regarded schools within catchments, a range of local shops and amenities within proximity as well as being a short distance from Watford High Street and Shopping Centre that provides numerous shops, eateries, entertainment and recreational facilities.

For more information or to arrange a viewing, please contact Connells today.

## Entrance Porch

Door to front aspect, windows to front aspect, door to entrance hall.

## Entrance Hall

Stairs to first floor landing, radiator.

## Living Room

17' 7" x 11' 9" ( 5.36m x 3.58m )

Bay window to front aspect, double glazed, television point, telephone point, radiator, doors to dining room.

## Dining Room

11' 6" x 11' 10" ( 3.51m x 3.61m )

Windows to rear aspect, double glazed, patio doors to rear garden, radiator.

## Kitchen

8' 2" x 7' 5" ( 2.49m x 2.26m )

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to rear aspect, double glazed, sink with drainer, cooker point with extractor hood, plumbing for washing machine, space for fridge/freezer, door to walk in larder, wall mounted boiler.

## Utility Room

8' 6" x 7' 9" ( 2.59m x 2.36m )

Comprised of wall and base units with work surfaces and tiling to complement, window to rear aspect, sink, plumbing for washing machine, door to rear garden, door to integral garage.

## First Floor Landing

Stairs from entrance hall, window to side aspect, double glazed, loft access.

## Bedroom One

11' 5" x 10' 9" ( 3.48m x 3.28m )

Window to front aspect, double glazed, fitted wardrobes, radiator.

decking area, laid lawn, shed.

## Bedroom Two

11' 6" x 9' 9" ( 3.51m x 2.97m )

Window to rear aspect, double glazed, fitted wardrobes, radiator.

## Bedroom Three

8' 4" x 6' 3" ( 2.54m x 1.91m )

Window to front aspect, double glazed, radiator.

## Bathroom

Window to side aspect, double glazed, bath with overhead shower, wash hand basin, airing cupboard.

## Wc

Window to side aspect, double glazed, WC.

## Outside

### Front Garden

Block paved driveway for several cars, garage access.

### Garage

16' 9" x 9' 4" ( 5.11m x 2.84m )

Up and over door, window to rear aspect, door to utility room.

### Rear Garden

Landscaped rear garden, paved patio area,



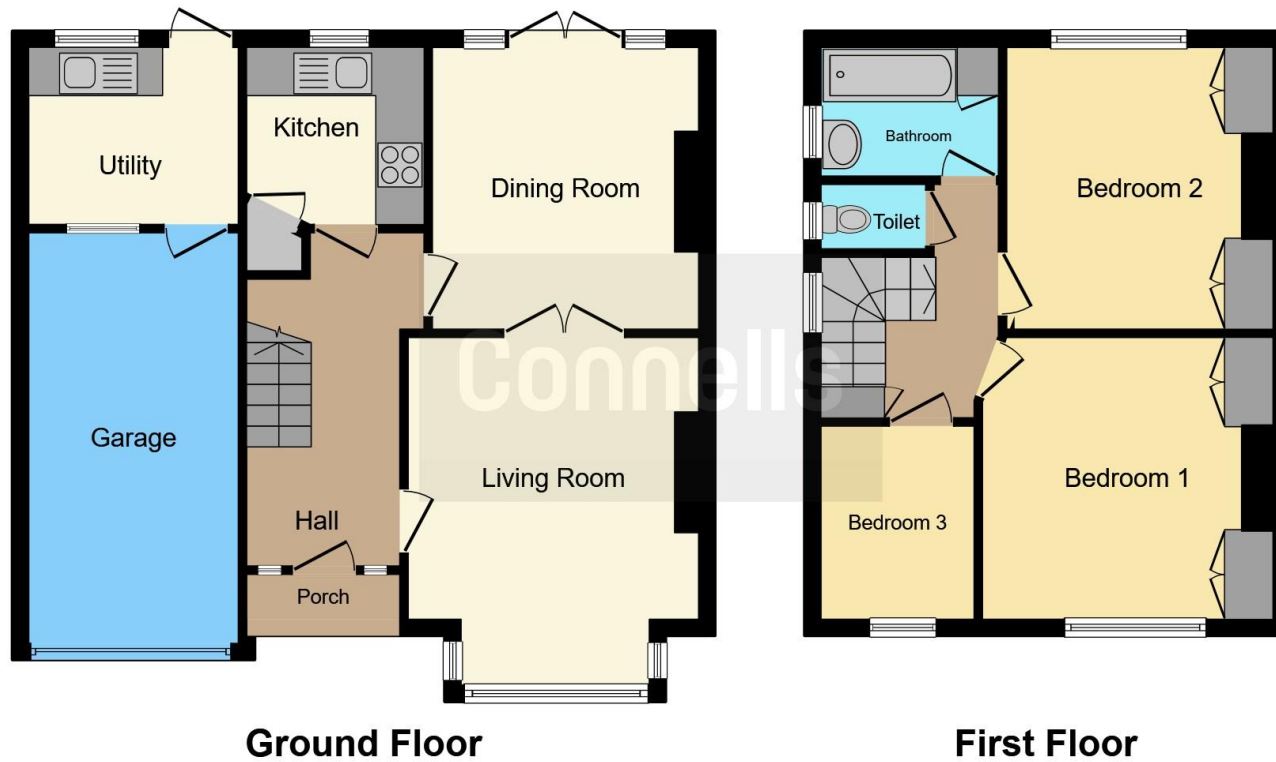












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01923 230 403**  
**E [watford@connells.co.uk](mailto:watford@connells.co.uk)**

6 The Parade  
 WATFORD WD17 1AA

**EPC Rating: D**

Tenure: Freehold

**view this property online [connells.co.uk/Property/WTF313474](http://connells.co.uk/Property/WTF313474)**



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