

Leggatts Wood Avenue Watford



Leggatts Wood Avenue Watford WD24 6RL

for sale offers over **£450,000**





Property Description

** NO UPPER CHAIN **

Connells are delighted to bring this wellpresented semi-detached hour to the market that is located on a quiet residential road in North Watford. The property briefly comprises two reception rooms, a fitted kitchen, three reception rooms and a shower room. Benefits include an additional conservatory room, an expansive well-maintained rear garden with shed and summerhouse with electrics, offstreet parking for several cars, the scope for modernisation 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 North Watford Station as well as the M1, A41 & M25 motorways. There are a variety of well-regarded nurseries, primary schools and secondary schools within catchments. There are a range of local shops and amenities within walking distance as well as being a short drive away from the vibrant Watford High Street and Shopping Centre with it array of shops, eateries. entertainment and recreational facilities.

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

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.

Entrance Hall

Door to front aspect, window to front aspect, stairs to first floor landing, under-stairs storage, radiator.

Living Room

Irregular Shaped Room 12' 5" x 11' 4" (3.78m x 3.45m)

Bay window to front aspect, television point, telephone point, feature fire place, radiator.

Dining Room

12' 9" x 10' 3" (3.89m x 3.12m) Sliding patio doors to rear, radiator.

Kitchen

11' 5" x 6' 4" (3.48m x 1.93m)

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to rear aspect, sink with drainer, gas hob with extractor hood, electric oven, plumbing for washing machine, space for fridge/freezer.

Conservatory

7' 8" x 7' 8" (2.34m x 2.34m)

Windows to side and rear aspect, door to rear garden, outside tap.

First Floor Landing

Stairs from entrance hall, window to side aspect, radiator.

Bedroom One 10' 4" x 11' 8" (3.15m x 3.56m) Window to rear aspect, fitted wardrobes, radiator, shower cubicle.

Bedroom Two 10' 4" x 10' 1" (3.15m x 3.07m) Window to front aspect, radiator.

Bedroom Three 6' 8" x 6' 5" (2.03m x 1.96m) Window to front aspect, radiator.

Shower Room

Window to rear aspect, shower cubicle, WC, wash hand basin, storage cupboard.

Outside

Front Garden

Off-street parking for several calls.

Rear Garden

Expansive rear garden, paved patio area, stairs to laid lawn area, trees and shrubberies, storage shed, summer house with electricity, shed with electric, plumbing for outside toilet, outside tap.











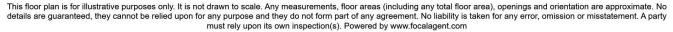






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To view this property please contact Connells on

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6 The Parade WATFORD WD17 1AA

EPC Rating: D

Tenure: Freehold





view this property online connells.co.uk/Property/WTF312604

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