



Connells

Leggatts Wood Avenue
Watford



Property Description

**** NO UPPER CHAIN ****

Connells are delighted to bring this well-presented semi-detached house 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, off-street 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 its 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.









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

To view this property please contact Connells on

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EPC Rating: D

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

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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