



Russell Crescent, Leavesden, Watford
£575,000

proffitt
& holt





Russell Crescent

Leavesden, Watford

NO UPPER CHAIN.

Proffitt and Holt are delighted to offer to the market this three bedroom semi-detached family home offered to the market with no upper chain and offering excellent potential (stpp) and located in the highly sought after and very convenient Russell Crescent off the Leavesden High Road - Close to a host of nearby transport links and highly regarded local schooling.

The internal accommodation comprises entrance hall, living room, dining room, kitchen/breakfast room and downstairs shower room to the ground floor. To the first floor there are three well-proportioned bedrooms and a family bathroom.

Externally the property boasts a private and low maintenance garden to the rear. To the front there is driveway parking available and a single garage.

To arrange an internal inspection please contact leading local agents Proffitt and Holt 01923 222522.





Russell Crescent

Leavesden, Watford

The property is close to both Leavesden and Woodside parks, with the residential area of Leavesden being close to Abbots Langley, where its High Street has a number of shops catering for most daily requirements. For a more comprehensive range of shopping facilities and amenities, the larger towns of Watford and Hemel Hempstead are within a drive of approximately three miles.

For the commuter, both Kings Langley mainline station and Watford Junction mainline station provide a service to London, Euston and Junction 19 of the M25 is within easy reach.

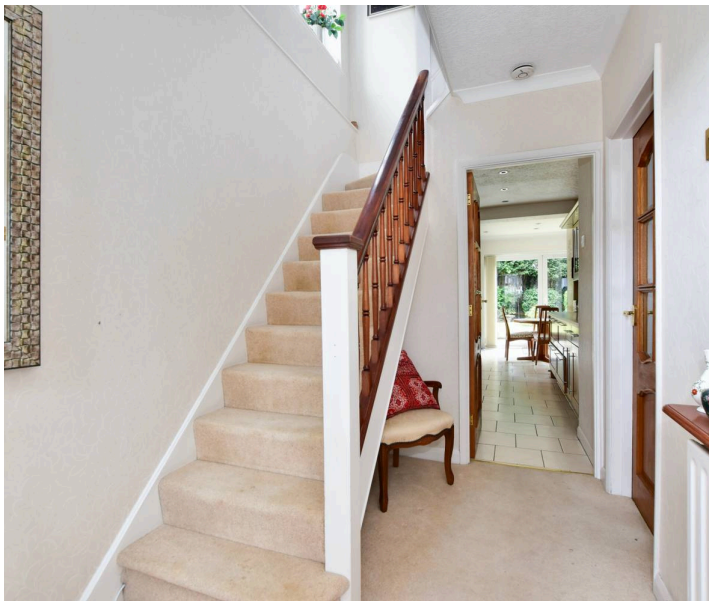
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- NO UPPER CHAIN
- Semi Detached
- Quiet, No Through Road
- Extended to the Ground Floor





General Information

Services

Mains electricity, water and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

Fixtures and Fittings

All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.

For broadband and mobile speeds see:

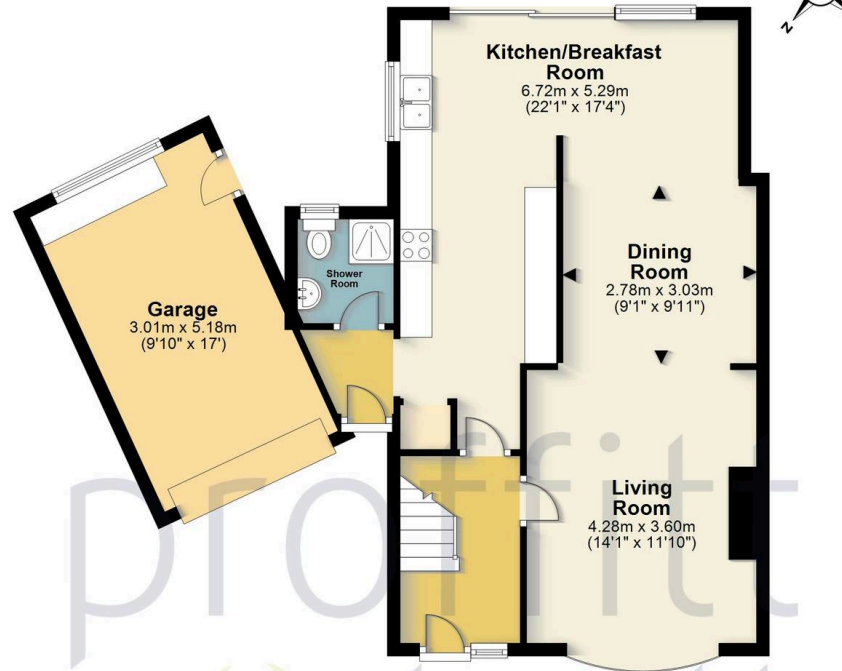
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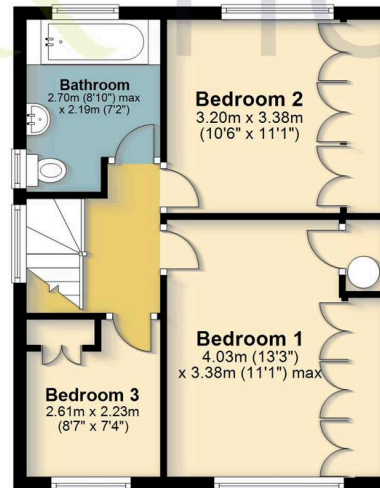
Ground Floor

Approx. 74.2 sq. metres (798.8 sq. feet)



First Floor

Approx. 41.6 sq. metres (448.2 sq. feet)



Total area: approx. 115.9 sq. metres (1247.1 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - Unauthorised reproduction prohibited.
Plan produced using PlanUp.





Proffitt & Holt

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