



High Road, Leavesden

£799,950

proffitt
& holt





102 High Road

Leavesden, Watford

Proffitt and Holt are delighted to offer to the market this well presented, four-bedroom detached family home located on the High Road, Leavesden and within close proximity to a host of nearby transport links and highly regarded local schooling.

The internal accommodation comprises entrance porch, entrance hall, living room, downstairs guest WC, kitchen, conservatory, four well-proportioned first floor bedrooms, bedroom five/study and a 4-piece family bathroom.

Externally, the property is set well back from the road and offers ample driveway parking for multiple vehicles. To the rear the garden is generous in size and mainly laid to lawn with a paved patio seating area directly to the rear of the property. The property also boasts a sizeable workshop.

To arrange an internal inspection please contact leading local agent Proffitt and Holt.





102 High Road

Leavesden, Watford

Conveniently situated in the popular and well-established residential area of Leavesden, just off the A41 close to the villages of Abbots Langley and Kings Langley and just under two miles from Watford town centre. The 'Green Flag' award-winning Leavesden Country Park covers an area of over 27 hectares and consists of walking/biking paths, a football pitch, wildlife areas, tennis courts, a children's play area and an outdoor gym for adults. For the commuter, both Kings Langley and Watford Junction mainline stations provide services to London-Euston, and Junction 20 of the M25 and Junction 6 of the M1 are approximately two miles distance.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



- Detached
- Deceptively Spacious
- Excellent Transport Links
- Generous Garden
- Four/Five Bedrooms
- Ample Parking
- Further Potential
- Ground floor guest WC
- Conservatory
- First Floor 4-Piece Family Bathroom





General information

Services

Mains, electricity, water, gas and drainage are understood to be available to the property.

Telephone is subject to telephone installer's transfer regulations.

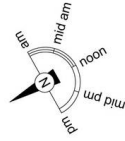
Fixtures and fittings

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

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HIGH ROAD, WD25

APPROX. GROSS INTERNAL FLOOR AREA 1813.0 SQ FT / 169.0 SQ M. INC. WORKSHOP
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