



Offord Grove, Leavesden
£725,000

proffitt
& holt





Offord Grove

Leavesden, Watford

Proffitt and Holt are delighted to offer to the market this four bedroom semi-detached family home located in a highly sought after and modern development within Leavesden and close to a host of nearby transport links and amenities.

The internal accommodation comprises entrance hall, kitchen/dining room, living room, downstairs guest cloakroom/WC, whilst to the first floor there are four well-proportioned bedrooms (master with en suite) and a family bathroom.

Externally, the property excels with driveway parking to the front for three vehicles, a garage and a private and (south facing) secluded garden to the rear with a paved patio seating area – ideal for entertaining.

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

Council Tax Band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C





Offord Grove

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 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.



- Four Bedrooms
- Semi Detached in Cul De Sac Location
- Modern Development
- Garage
- En Suite to Master
- South Facing Garden





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.

For broadband and mobile speeds see:

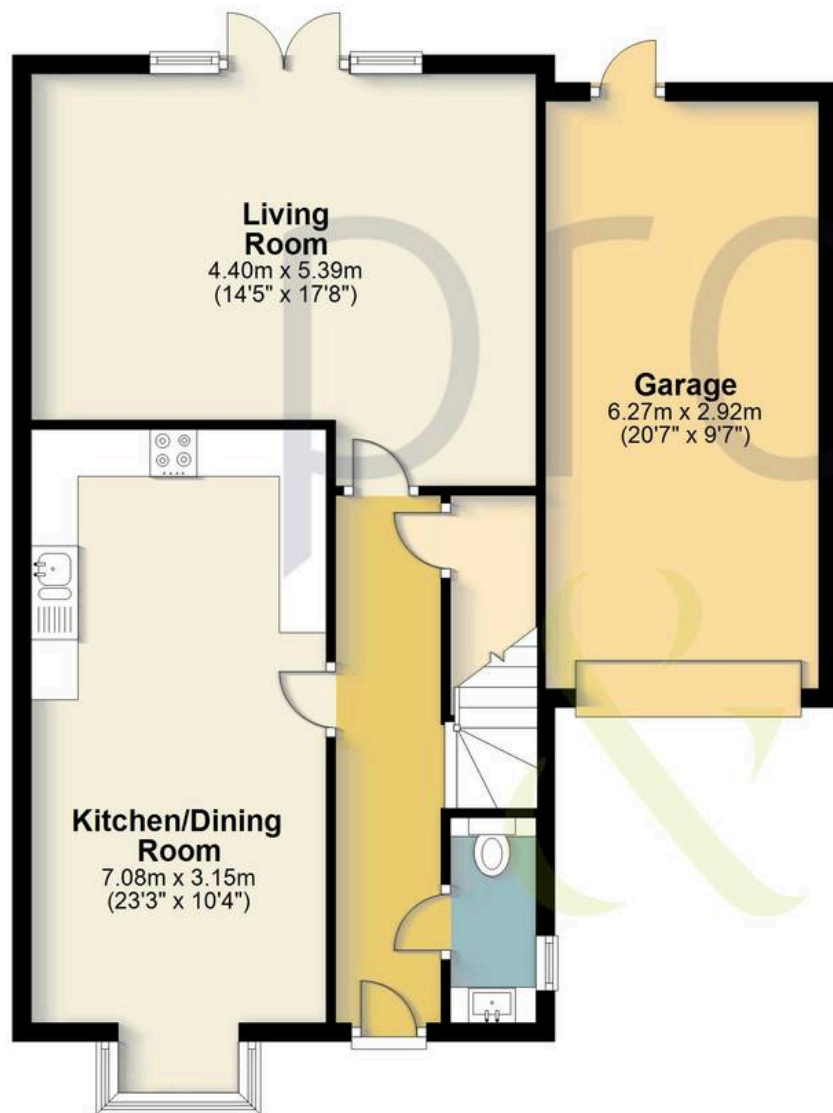
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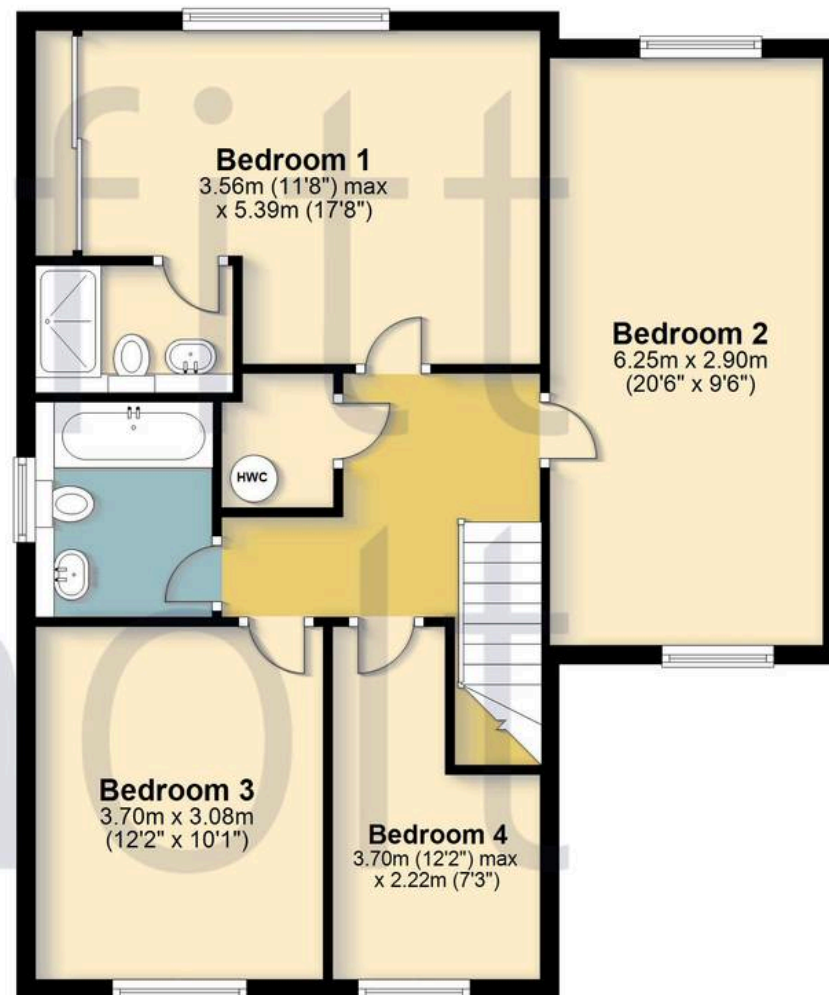
Ground Floor

Approx. 74.5 sq. metres (802.4 sq. feet)



First Floor

Approx. 73.1 sq. metres (787.1 sq. feet)



Total area: approx. 147.7 sq. metres (1589.5 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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