



High Road, Leavesden

Guide Price £795,000

proffitt  
& holt







## High Road

Leavesden, Watford

Proffitt and Holt are delighted to offer to the market this rarely available Grade 2 Listed four bedroom semi detached family home located on the Leavesden High Road within close proximity to a host of nearby transport links including the M1, M25 and A41.

The property is set well back from the road and offers a wealth of both versatile and flexible accommodation over four levels and also boasts an abundance of period features including high ceilings, sash windows, original wood flooring and an open fire.

Internally the property comprises entrance hall, downstairs wc, a well appointed kitchen, separate dining room and generous formal living area with doors out.

To the first floor there are three well proportioned bedrooms, a family bathroom and separate wc.

The top floor houses a further double bedroom with eaves storage.

The property also benefits from a generous cellar which currently provides additional storage but could be converted into a further living or entertainment space.

Externally the property excels with ample driveway parking to the front via a shared accessed driveway, whilst to the rear, the garden is generous in size and mainly laid to lawn with a raised paved patio seating area directly to the rear of the property - ideal for entertaining.

To fully appreciate this unique property please contact leading agents Proffitt and Holt to arrange an internal inspection.







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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: F

Tenure: Freehold

- Four Bedrooms
- Semi Detached
- Grade 2 Listed
- Period Features
- Ample Parking to the Front
- Close to Transport Links







## 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

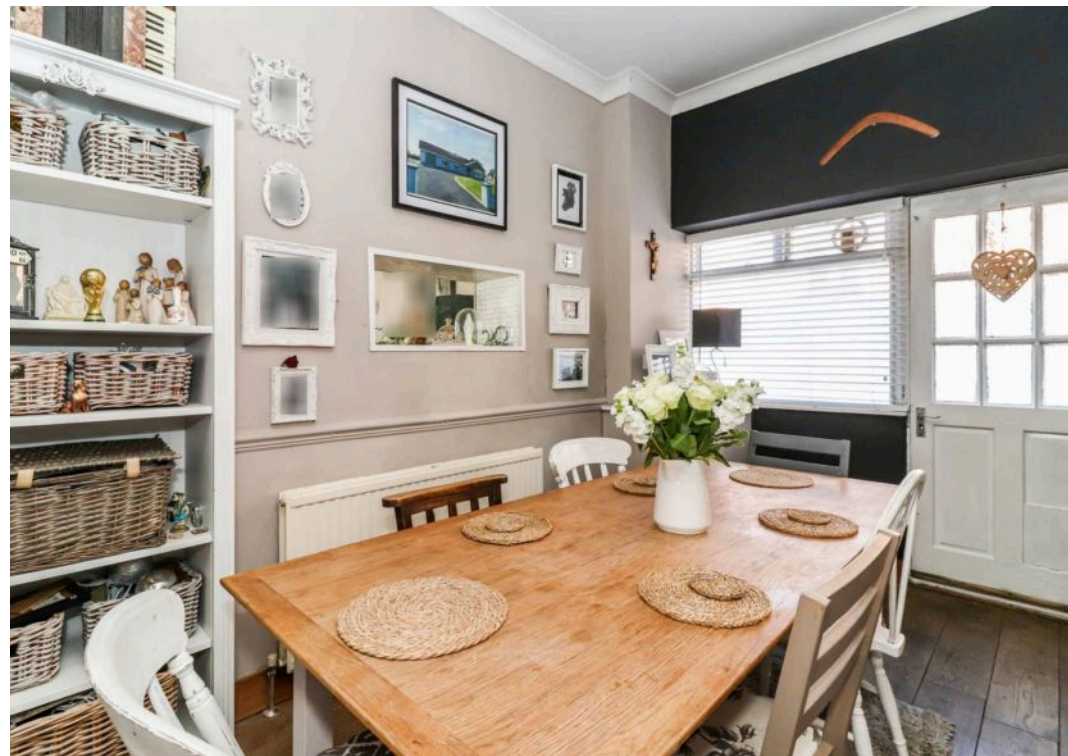
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.

*For broadband and mobile speeds see;*

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>



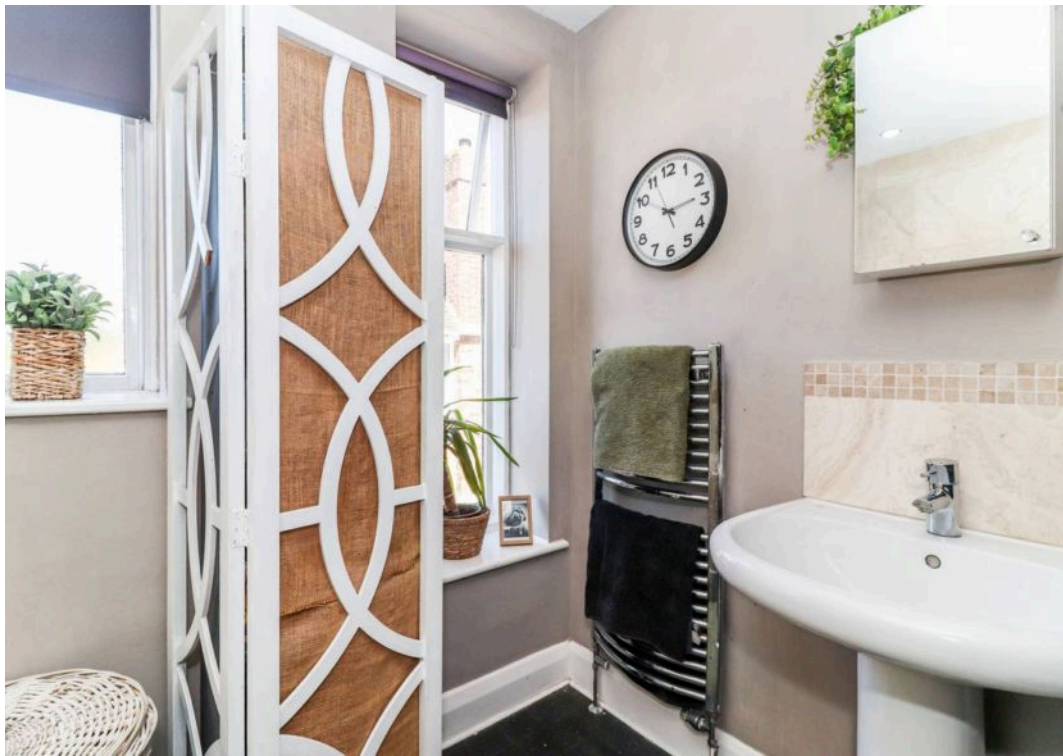














HIGH ROAD, WD25

APPROX. GROSS INTERNAL FLOOR AREA 2007.577 SQ FT / 186.51 SQ M. INC. GARAGE & CELLAR

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## Proffitt & Holt

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