



Sherwood Court High Road, Leavesden

Offers Over £500,000

proffitt
& holt





Sherwood Court High Road

Leavesden, Watford

Proffitt and Holt are delighted to offer to the market this three bedroom terrace home located off the highly sought after, and extremely convenient Leavesden High Road boasting excellent nearby transport links including the M1, M25 and A41.

Internally, the property offers generous accommodation comprising entrance porch, entrance hall, downstairs guest WC, kitchen, and an open plan living/dining room to the ground floor. To the first floor there are three well proportioned bedrooms (one with en suite) and a family bathroom.

Externally, the property excels with allocated parking to the front for two vehicles and a garage - whilst to the rear, the garden is beautifully presented and well manicured and boasts a paved patio seating area whilst the remainder is laid to lawn.

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





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Getting into London could not be easier with Kings Langley mainline train station offering a 25-minute journey into London Euston. Junction 20 of the M25 is a drive of approximately two miles from the property. Abbots Langley boasts a number of village shops and restaurants with local schools and churches being at the centre of the community. The larger towns of both Watford and Hemel Hempstead are within a drive of approximately three miles, and both boast shopping & leisure centres, and numerous restaurants.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:



- Three Bedrooms
- High Road, Leavesden
- Allocated Parking
- Excellent Transport Links
- Built circa 1996
- Beautiful Rear Garden
- Garage





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

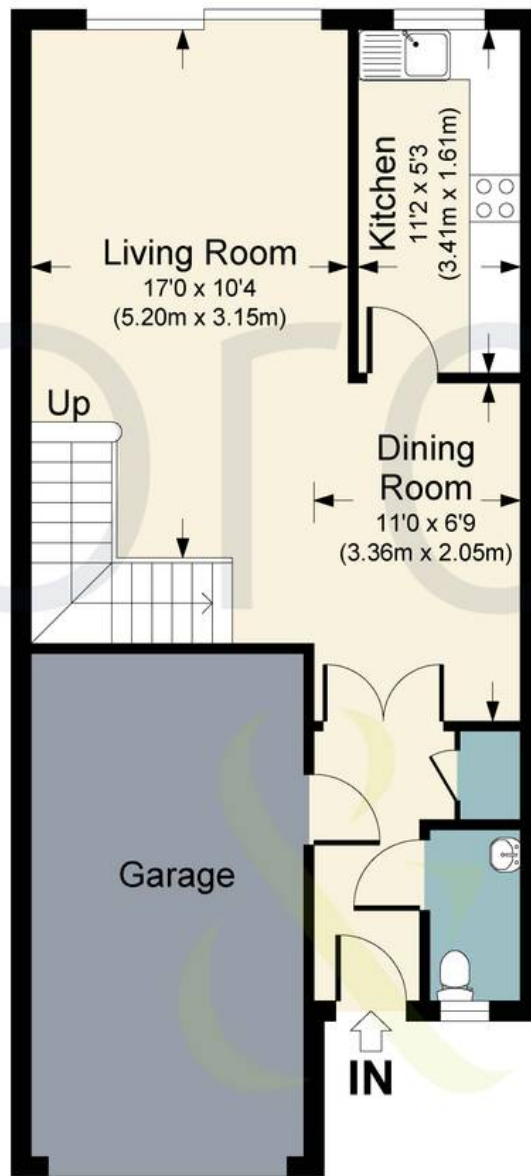
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.

For broadband and mobile speeds see;

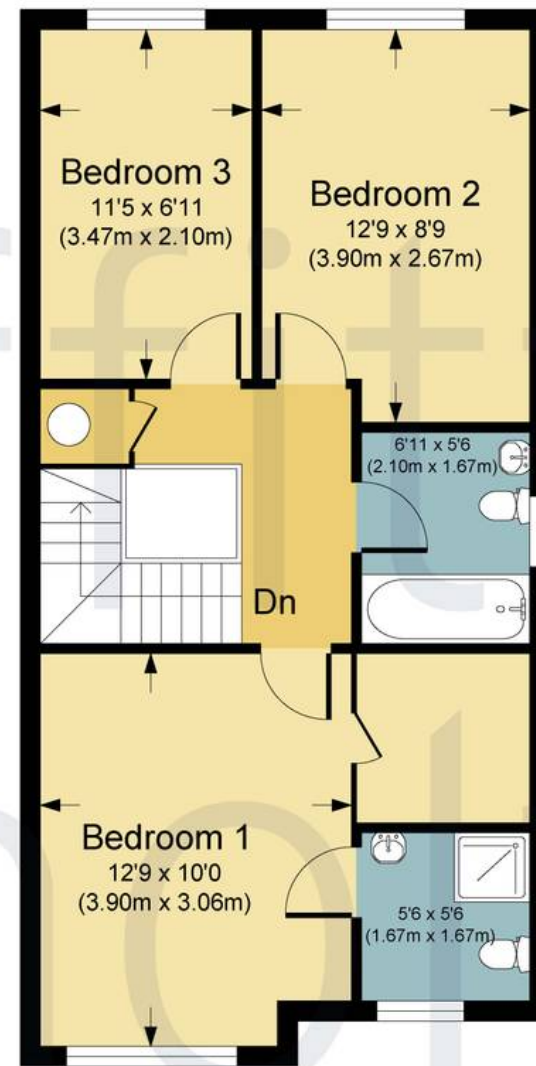
<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>







Ground Floor



First Floor

SHERWOOD COURT, WD25

APPROX. GROSS INTERNAL FLOOR AREA 1061.86 SQ FT / 73.84 SQ M. EXC. GARAGE

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Proffitt & Holt

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