



Burbridge Road, Leavesden
£760,000

proffitt
& holt





Burbridge Road

Leavesden, Watford

An immaculately presented and spacious 4-bedroom, 2-bathroom, semi-detached home set on this popular modern estate, close to Leavesden Studios and within a short walk of the beautiful and award-winning Leavesden Country Park, plus local shops.

The accommodation throughout is well-arranged and particularly spacious, with a lovely and bright living/dining room that flows out to the garden. The contemporary kitchen has been upgraded by the current owners and benefits from a number of integrated appliances and a comfortable breakfast area. Additionally, the ground floor offers a guest W/C and understairs storage cupboard both off the entrance hall, and there is a study/playroom accessed from the living/dining room. To the first floor, sits the family bathroom, as well as 4 well-appointed bedrooms with an impressive main bedroom that benefits from built-in wardrobes and an en-suite shower room.

Externally, the South-West facing rear garden is a well-manicured space with separate patio and lawned areas, designed to make the most of the afternoon and evening sun, plus there is a garden shed. To the front, there is off-street parking for multiple vehicles and an integral garage with electric door, which could be converted to additional living space, if required (STPP).





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Conveniently situated in the popular and well-established residential development of Abbotswood Park, just off the A41 close to the villages of Abbots Langley and Kings Langley and just under two miles from Watford town centre. Leavesden is also extremely well placed for the commuter, offering easy access to all major motorway networks (J19 of the M25 – 1.5 miles, J5 of the M1 – 2.5 miles) and with Kings Langley mainline station approx. 2 miles away offering a fast and frequent service to London Euston. 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.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

- Large Living/Dining Room
- Driveway For Multiple Vehicles
- Garage With Electric Door
- Office/Snug Room/Downstairs W/C
- Contemporary Kitchen/Diner With A Range Of Integrated Appliances
- Master Bedroom With En-Suite
- Generous Sized Bedrooms





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;

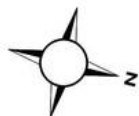
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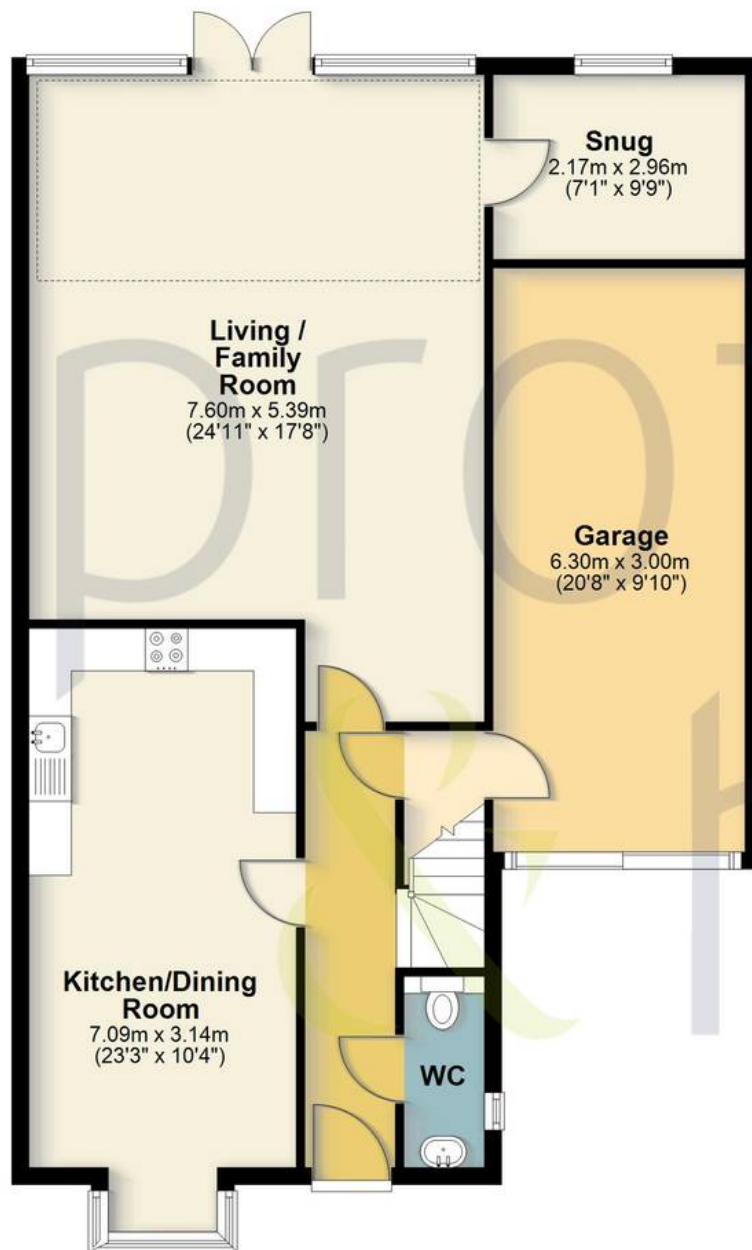






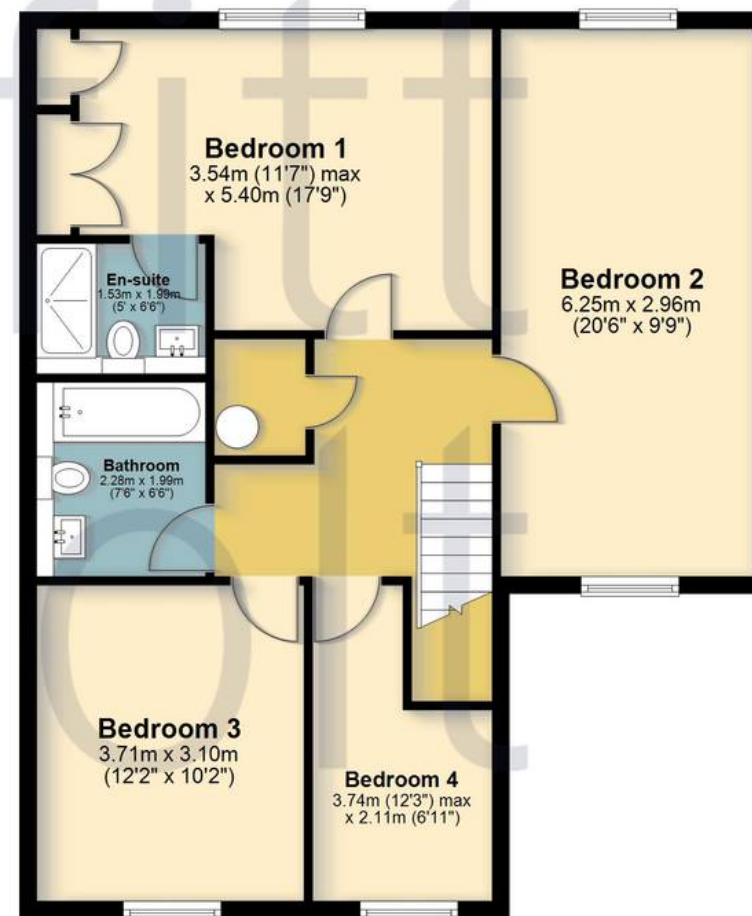
Ground Floor

Approx. 96.4 sq. metres (1038.1 sq. feet)



First Floor

Approx. 74.0 sq. metres (796.3 sq. feet)



Total area: approx. 170.4 sq. metres (1834.5 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.





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