



High Road

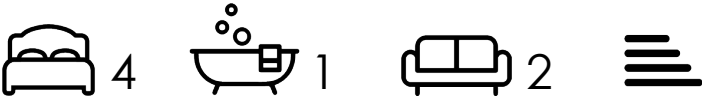
Leavesden, Watford, WD25 7EB

Clements Estate Agents are delighted to offer this lovely FOUR bedroom Semi-Detached Bungalow situated in this sought after Leavesden location. The property boasts excellent decorative order, spacious room sizes, well kept gardens and a popular residential location situated close to good local shops, amenities and transport links.

Offers In Excess Of £600,000

264 High Road

Leavesden, Watford, WD25 7EB



ENTRANCE HALLWAY

SHOWER ROOM

LOUNGE

17'4 x 11'1 (5.28m x 3.38m)

CONSERVATORY

13'1 x 12'4 (3.99m x 3.76m)

KITCHEN

8'8 x 6'10 (2.64m x 2.08m)

BREAKFAST AREA

12'6 x 11'1 (3.81m x 3.38m)

BEDROOM THREE

11 x 9'8 (3.35m x 2.95m)

BEDROOM FOUR

9'7 x 8'9 (2.92m x 2.67m)

INTEGRAL STORAGE

15'5 x 6'10 (4.70m x 2.08m)

FIRST FLOOR LANDING

BEDROOM ONE

16'7 x 10'10 (5.05m x 3.30m)

BEDROOM TWO

10'8 x 9'0 (3.25m x 2.74m)

FRONT GARDEN & PARKING

REAR GARDEN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Floor Plan



Total floor area 132.7 sq.m. (1,429 sq.ft.) approx
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	