



Braham Crescent, Leavesden, Watford, WD25 7NN
Guide Price £785,000 Freehold

sewell &
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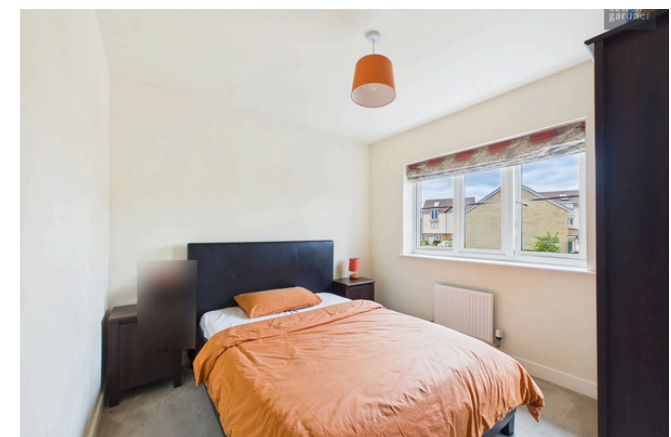
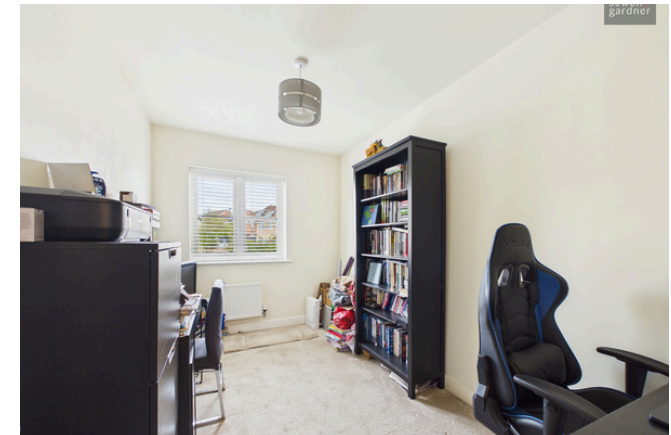


About the property

This four bedroom semi detached home in Leavesden offers spacious living and convenience, ideal for modern family life.

Upon entering, you'll discover a hallway leading to a spacious living room and a well appointed open plan kitchen and dining area, perfect for entertaining and everyday family meals. The fully integrated kitchen ensures a seamless and organised cooking experience. For added convenience, there is a downstairs WC. Upstairs, the property features four comfortable bedrooms and two bathrooms (including an ensuite), providing ample space for everyone.

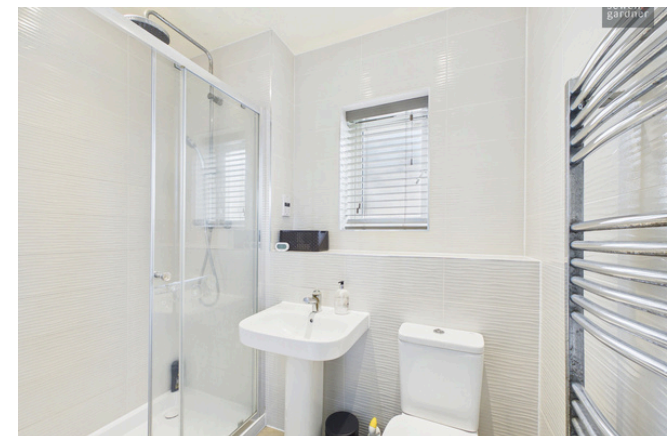
Externally, the property boasts a single garage and a driveway with space for at least 3 cars, addressing all your parking needs. A private garden offers a pleasant outdoor space for relaxation or recreation. Leavesden provides excellent local amenities, good transport links, and access to attractive green spaces, making it a desirable location.





Key features

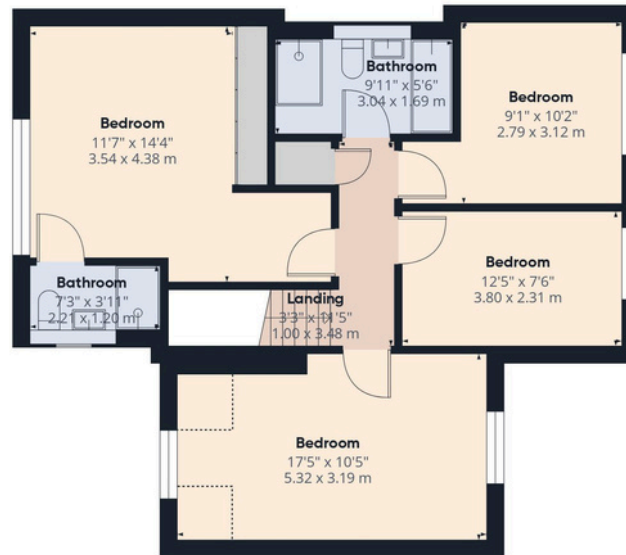
- Four bedroom semi detached home
- Driveway for multiple cars
- Single garage
- Open plan kitchen/dining area
- Downstairs WC
- Fully integrated kitchen



Floorplan



Floor 0



Floor 1



Approximate total area⁽¹⁾

1531 ft²

142.3 m²

Reduced headroom

18 ft²

1.6 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Boundary





Area Information

Leavesden offers an appealing balance of suburban comfort, green surroundings, and excellent commuter connections, making it an increasingly popular choice for buyers moving out of London. Located close to Watford and within easy reach of central London via Watford Junction railway station, the area combines practical everyday living with good value for money compared to many nearby Hertfordshire towns. Families are drawn to its spacious homes, local schools, parks, and convenient amenities, while the continued investment around Warner Bros. Studio Tour London – The Making of Harry Potter has helped bring regeneration and a growing sense of community to the area.

- 2.1 miles to Kings Langley Station
- 3.1 miles to Watford Junction Station
- 4.1 miles to Watford Town Centre
- Nearest Motorway: 2.7 miles to M25
- Local Authority: Three Rivers District Council
- Approximate floor area: 1,531 sq ft
- Council Tax Band: F
- Tenure: Freehold
- Estate charge: £160 per annum

Every care has been taken to ensure that the details in this brochure represent an accurate description of the property. However, we wish to inform prospective purchasers that these sales particulars are a general guide and none of the statements or dimensions should be relied upon as statements of representation or fact. Transparency of referral fees: We're legally required to inform you that we receive referral income from the following solicitors and surveyors up to the value of £150.00 per transaction; The Partnership, EMW Law, Hanney Dawkins & Jones, Archer Rusby Solicitors LLP, Woodward Surveyors Trend & Thomas Surveyors. For financial services we recommend Severn Financial and receive an average referral income of £260.00 per transaction. Although we recommend these companies because we believe they offer an excellent service, you are not under any obligation to use them.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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