



**A WELL-PRESENTED THREE BEDROOM FAMILY HOME, WITH OFF-STREET PARKING,
A GARAGE & NO ONWARD CHAIN**

Leggatts Way, Watford, Hertfordshire, WD24 5ND

ROBSONS

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**LIVING ROOM • DINING ROOM • SPACIOUS
KITCHEN/BREAKFAST ROOM • THREE
BEDROOMS • MODERN FAMILY BATHROOM •
REAR GARDEN • OFF-STREET PARKING •
GARAGE • SCOPE TO EXTEND (STPP) • NO
ONWARD CHAIN**

Description

Offered to the market with no onward chain, this well-presented three-bedroom family home boasts excellent scope to extend (STPP), a garage, and off-street parking. Conveniently located within walking distance of Watford Junction Station and a wide range of local amenities, the property is also perfectly positioned for families. Orchard and Beechfield Primary Schools are just a short walk away, while St Michael's Catholic High School, Parmiter's School, and Future Academies Watford are all easily accessible via the bus route located directly across the road.

The accommodation comprises a hallway with useful under-stairs storage, leading into a spacious open-plan living and dining room featuring a charming fireplace, creating a warm and inviting space for both relaxing and entertaining.





The spacious kitchen/breakfast room is fitted with a wide range of wall and base units, offering ample worktop space, a breakfast bar with additional storage, and space for freestanding appliances. French doors provide direct access to the rear garden, allowing plenty of natural light to flow through the room.

There are three well-proportioned bedrooms, along with a contemporary fully tiled family bathroom. The property also features stylish, bespoke John Lewis plantation shutters throughout, adding both character and privacy. The rear garden is mainly laid to lawn with a patio area, perfect for outdoor dining and family enjoyment. To the rear a driveway provides off-street parking and leads to the garage. To the front, the property benefits from a lawned garden and uninterrupted views across the attractive green space.

Location

Excellent public transport links include nearby bus services providing convenient access to many of the area's secondary schools, while Watford North and Watford Junction stations offer fast rail services into London Euston.

Additional Information

Tenure: Freehold

Local Authority: Watford Borough Council

Council Tax Band: C

Energy Efficiency Rating: D

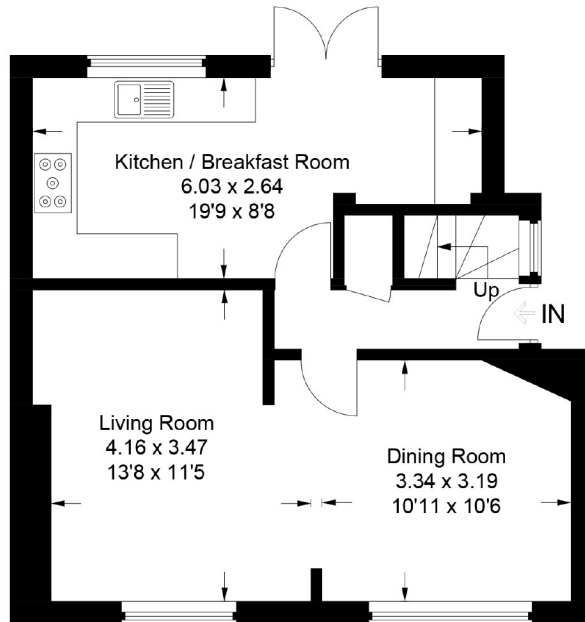
PERSONAL INTEREST We hereby disclose that a Personal Interest exists which constitutes a Declarable Interest under the Estate Agents Act 1979.

For additional information, please refer to www.robsonswb.com or call us on: 01923 777762.

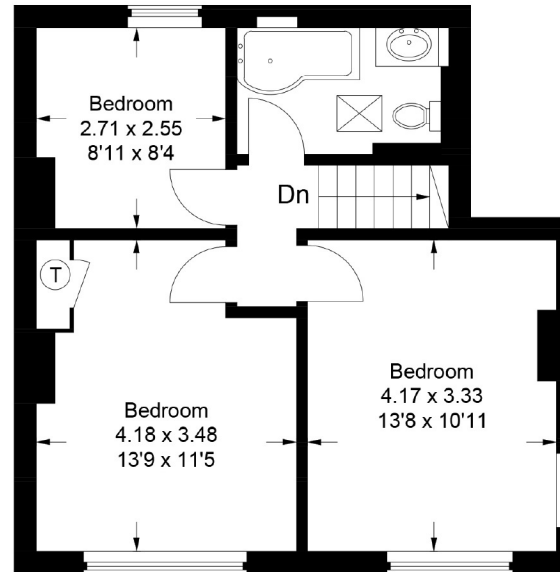


8 Leggatts Way

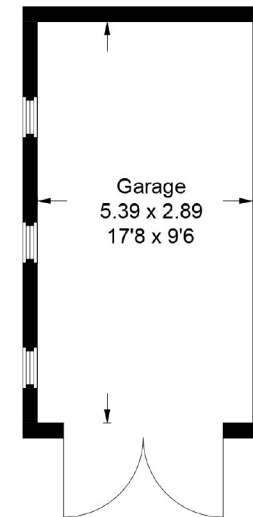
Approximate Gross Internal Area
Ground Floor = 47.9 sq m / 515 sq ft
First Floor = 45.2 sq m / 486 sq ft
Garage = 15.7 sq m / 169 sq ft
Total = 108.8 sq m / 1,170 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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