



Connells

Ivy Close
Leavesden Watford



Property Description

Ivy Close is a remarkable four-bedroom detached house that offers an abundance of space for the growing family. The extended accommodation provides extensive room for comfortable living, making it a perfect choice for those seeking a spacious and luxurious home. Upon entering the property, you are greeted by a reception room, currently used as a playroom, which sets the tone for the stylish and versatile living spaces within. The ground floor also features a convenient downstairs WC, a utility room, and an impressive kitchen/living area. The vast kitchen/living area is the heart of the home and boasts a feature island, providing a focal point for both cooking and socializing. This open-plan space creates an ideal setting for family gatherings and entertaining guests. Moving to the first floor, you will find four spacious bedrooms, each offering ample room for relaxation and privacy. One of the bedrooms benefits from an ensuite, providing a touch of luxury and convenience. A well-appointed family bathroom completes the first-floor layout, catering to the needs of the entire household. The property further benefits from a garage and off-road parking, ensuring convenience and security for vehicles. Additionally, the outstanding Alban Wood school is within close proximity, making it an ideal location for families seeking excellent educational opportunities. The nearby Leavesden Green Country Park offers a picturesque outdoor space, perfect for leisurely walks.

Entrance Hall

Front door.

Reception Room

10' 8" x 16' 9" (3.25m x 5.11m)

Currently used as a playroom, window, radiator.

Dining Area

34' 4" x 11' 9" (10.46m x 3.58m)

Windows, radiator, fireplace with electric point.

Kitchen Area

21' 2" x 11' 2" (6.45m x 3.40m)

Fitted kitchen comprising wall and base units, feature island with sink with drainer, two electric ovens, integrated dishwasher, integrated fridge/ freezer, radiator, tiled walls, radiator.

Utility Room

5' 8" x 6' 4" (1.73m x 1.93m)

Door to side, radiator, washing machine, stainless steel sink, radiator.

Porch/ Pantry Area

12' 8" x 4' 8" (3.86m x 1.42m)

First Floor

Bedroom 1

11' 8" x 11' 7" (3.56m x 3.53m)

Window, radiator, fitted wardrobes.

Ensuite

Wash hand basin, extractor fan, shaver point, shower cubicle, radiator, tiled walls.

Bedroom 2

12' 1" x 11' 7" (3.68m x 3.53m)

Window, fitted wardrobes, radiator.

Bedroom 3

9' 8" x 12' (2.95m x 3.66m)

Window, radiator.

Bedroom 4

11' 7" x 8' 4" (3.53m x 2.54m)

Bathroom

Window, radiator, bath with shower attachment, wash hand basin, extractor fan, shaver point, WC, tiled walls.

Outside

Garage

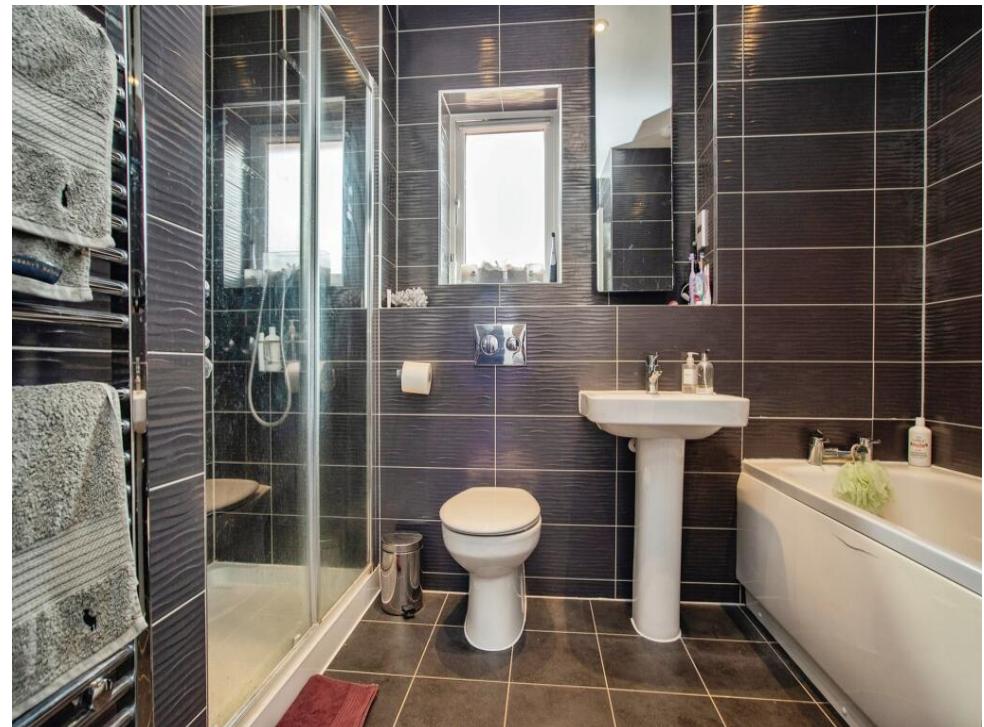
Front Garden

Paved for off road parking, lawn area.

Rear Garden

Lawn area, patio area.









Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: B Council Tax
 Band: G

Tenure: Freehold

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