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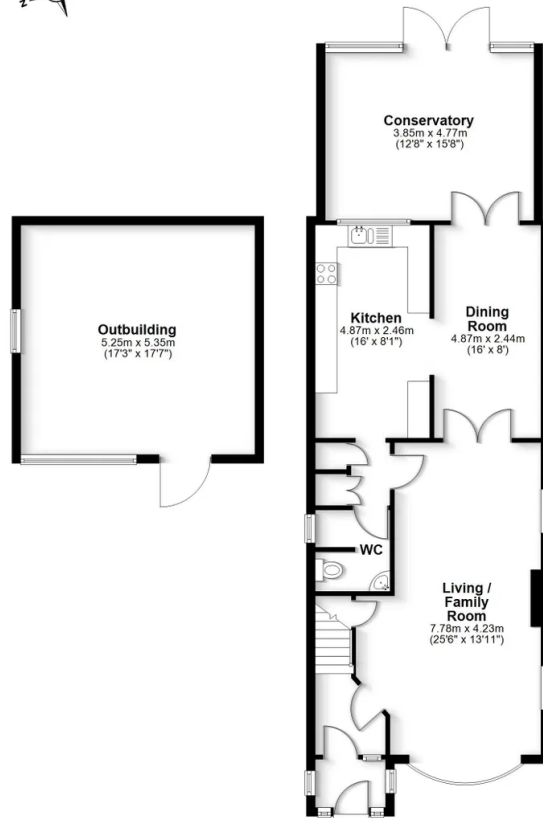


High Road, Leavesden, Watford, WD25 7AJ
Watford

Offers Over
£675,000



Ground Floor
Approx. 110.9 sq. metres (1193.7 sq. feet)



First Floor
Approx. 62.4 sq. metres (671.8 sq. feet)



Total area: approx. 173.3 sq. metres (1865.5 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.

This spacious and well-arranged four-bedroom family home offers over 1,800 sq ft of versatile accommodation, combining generous living space with a practical layout and a substantial outbuilding.

The ground floor is thoughtfully designed for modern family living. A large living/family room spans the front of the property, providing an excellent space for relaxing or entertaining. To the rear, a separate dining room connects seamlessly to the kitchen, creating a sociable hub, while the bright conservatory offers additional reception space with direct access to the garden, ideal for year-round enjoyment. A convenient ground floor WC completes this level.

Upstairs, the property offers four well-proportioned bedrooms, including a particularly spacious principal bedroom. A dressing room adds a touch of luxury and flexibility, while the remaining bedrooms are ideal for family, guests, or home office use. A family bathroom serves this floor.

Externally, the property benefits from a sizeable outbuilding, perfect for use as a home office, gym, studio, or workshop, offering excellent additional versatility.

Situated in a convenient position on Leavesden High Road, the property is well placed for a wide range of local amenities. Nearby shopping facilities include the Asda Watford Superstore and the popular Harlequin Watford Shopping Centre, offering an extensive selection of retail, dining, and leisure options.

The property is ideally located for families, with a number of well-regarded schools nearby, including Leavesden Green Primary School and Parmiter's School, both known for strong reputations. There are also several other primary and secondary options within easy reach.

Excellent transport connections make this an ideal location for commuters. Watford Junction Station provides fast and frequent services to London Euston in approximately 20 minutes. The area is also well served by major road links including the M1, M25, and A41.

This is a substantial and flexible family home in a well-connected and popular Watford location, offering generous living space, practical layout, and excellent local amenities.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales		EU Directive 2002/91/EC

