Connells

Leggatts Way
Watford

Leggatts Way
Watford WD24 5SJ

for sale
£750,000

Property Description

Connells are delighted to bring this well-presented detached house to the market, situated on a popular residential road in North Watford. The property comprises a welcoming entrance hallway, two reception rooms, a fitted kitchen/diner, three well-proportioned bedrooms and a family bathroom. Benefits include off-street parking for multiple vehicles, a well-maintained rear garden and a substantial outbuilding, offering excellent versatility for storage, workspace or conversion opportunities.

A particular feature of this property is the significant development potential, with planning permission already granted for an additional dwelling (Planning Reference: 13/00192/FUL), presenting an exciting opportunity for developers, investors or those looking to maximize the value of the plot

An ideal family home, the property is conveniently located with access to several transport links, including being within walking distance of North Watford and Watford Junction stations, as well as the M1, M25 and A41. There are a variety of highly regarded schools within the catchment area, a range of local shops and amenities nearby, and Watford High Street and Atria Watford Shopping Centre are just a short distance away, offering numerous shops, restaurants, leisure and entertainment facilities.

For more information or to arrange a viewing, please contact Connells today.

Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

Door to front aspect, radiator, stairs to first floor landing, under-stairs storage.

Cloakroom

WC.

Living Room

Bay window to front aspect, television point, telephone point, radiator, feature fire place.

Dining Area

Radiator.

Kitchen

Fitted kitchen comprised of base units with work surfaces to complement, window to rear

aspect, sink with drainer, electric oven, gas hob with extractor hood, plumbing for washing machine, space for fridge/freezer, wall mounted boiler.

Space for dining area, patio doors to rear garden, skylights.

First Floor Landing

Stairs from entrance hall, window to side aspect, loft access

Bedroom One

Window to rear aspect, radiator.

Bedroom Two

Window to front aspect, radiator.

Bedroom Three

Window to front aspect, radiator.

Bathroom

Window to rear aspect, bath with mixer taps, WC, wash hand basin, radiator, airing cupboard.

Outside

Front Garden

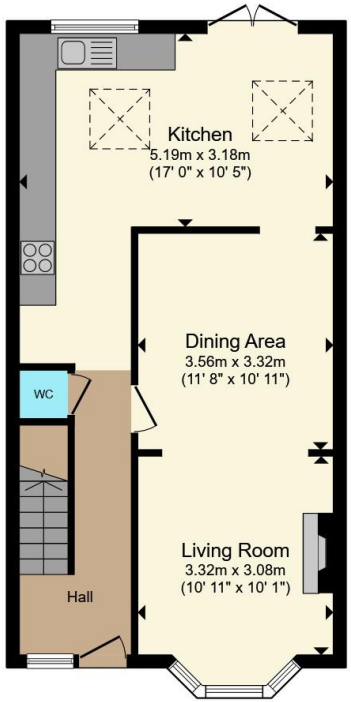
Laid lawn area, pathway to front door, driveway to side aspect, side access.

Rear Garden

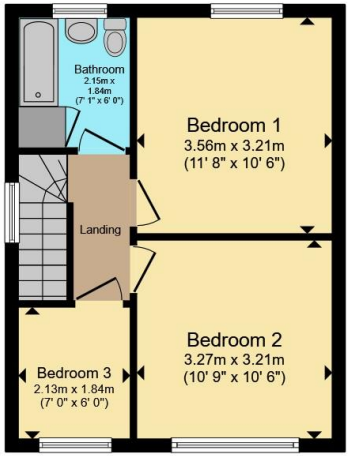
Patio area, laid lawn, outbuilding, rear and side access.

Outhouse/ Garage

Large out house, can be used for a variety of different options including storage, work space, home gym



Ground Floor



First Floor

Total floor area 89.1 m² (959 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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6 The Parade
WATFORD WD17 1AA

EPC Rating: D

Council Tax
Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/WTF315399

The Property Ombudsman

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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