



Ashfields, (Leavesden and Woodside) – Watford

Guide Price £525,000

proffitt
& holt





Ashfields

Watford

NO UPPER CHAIN.

Proffitt and Holt are delighted to offer to the market this rarely available three bedroom semi detached family home, conveniently located and within close proximity to a host of nearby transport links including the M1, M25 and A41, as well as highly regarded local schooling and ample amenities.

The property is well-presented throughout and also offers a wealth of further potential to extend (STPP).

The internal accommodation comprises entrance porch, entrance hall, living room, dining room, kitchen, downstairs guest WC, and a storage area (formerly the garage) to the ground floor. To the first floor there are three well proportioned bedrooms and a family bathroom.

Externally, the property offers ample driveway parking to the front and a private and low maintenance garden to the rear which is mainly laid to lawn.

To fully appreciate what this property offers please contact leading local agent Proffitt and Holt.





Ashfields

Watford

The property is close to both Leavesden and Woodside parks, with the residential area of Leavesden being close to Abbots Langley, where its High Street has a number of shops catering for most daily requirements. For a more comprehensive range of shopping facilities and amenities, the larger towns of Watford and Hemel Hempstead are within a drive of approximately three miles. For the commuter, both Kings Langley mainline station and Watford Junction mainline station provide a service to London, Euston and Junction 19 of the M25 is within easy reach.

Council Tax Band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Three Bedrooms
- NO UPPER CHAIN
- Semi Detached
- Ample Driveway Parking
- Close to Transport Links
- Further Potential to Extend (STPP)





For broadband and mobile speeds see:

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

General Information

Services

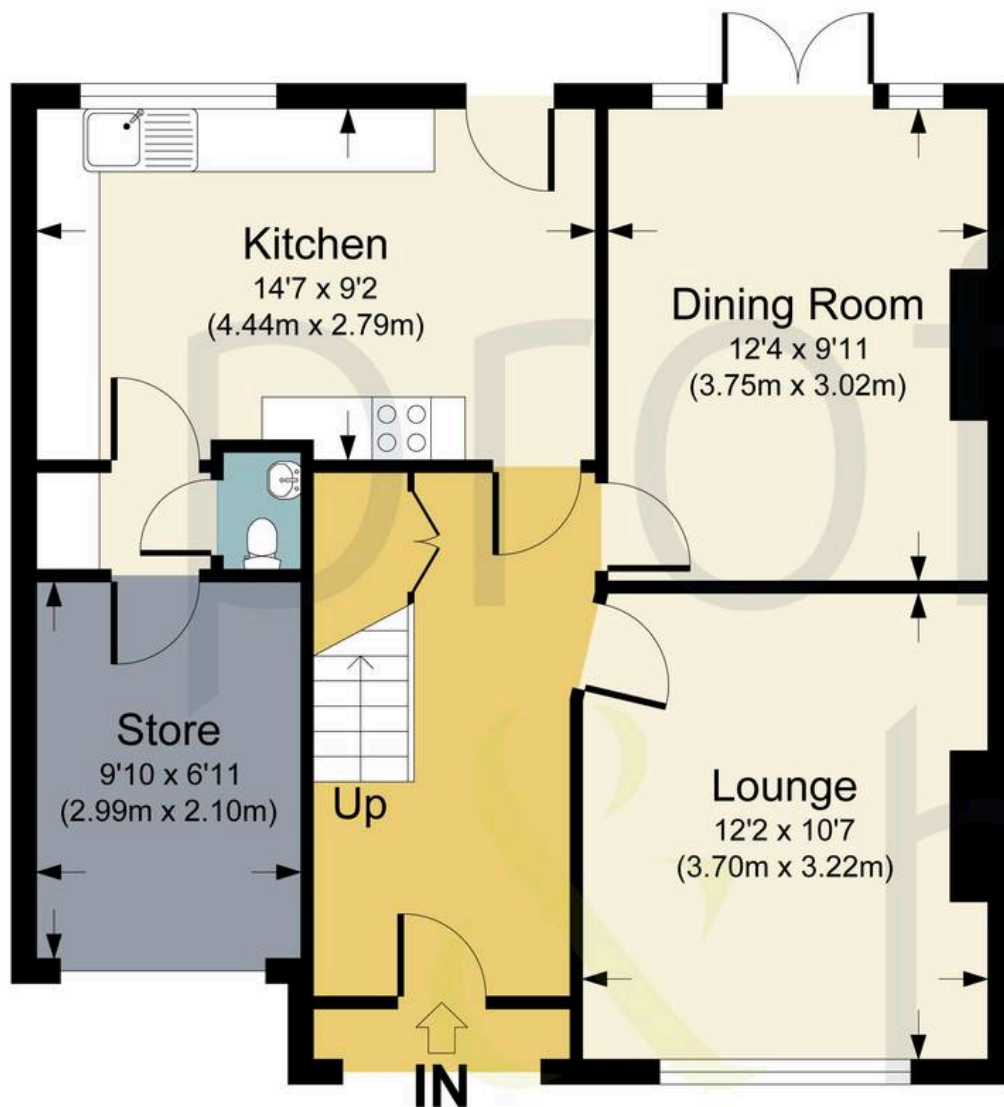
Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

Fixtures and Fittings

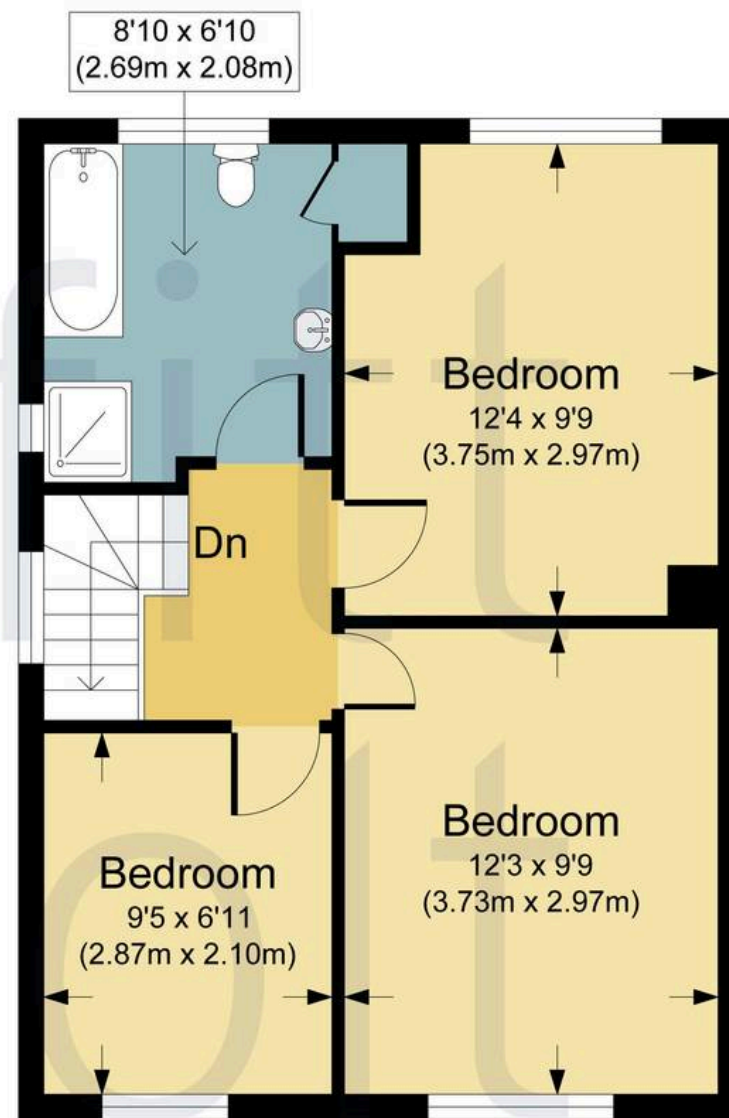
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.







Ground Floor



First Floor

ASHFIELDS, WD25

APPROX. GROSS INTERNAL FLOOR AREA 1030.96 SQ FT / 95.78 SQ M. INC. STORE

PHOLTKL: THIS IMAGE IS ILLUSTRATIVE ONLY - NOT TO SCALE: COPYRIGHT:THE IMAGE TAILOR LTD. 2025.





Proffitt & Holt

14 High Street, Abbots Langley – WD5 0AR

01923 270444 • strlangleys@proffitt-holt.co.uk • www.proffitt-holt.co.uk/

