



**Connells**

Offord Grove  
Leavesden WATFORD



## Property Description

Connells are delighted to offer for sale this modern THREE BEDROOM HOUSE located in the sought after residential area of LEAVESDEN with excellent access to major road transport links including the M1 and M25 motorways. The property is in good decorative order and boasts an en-suite to the master bedroom, a good size lounge/diner, fitted kitchen area, a downstairs guest cloakroom, well maintained rear garden and off-street parking for two cars.

## Entrance Hall

## Cloakroom

## Downstairs Wc

## Lounge/ Kitchen

Open plan, two radiators, range of wall and base units, stainless steel sink with drainer, cooker point and cooker hood, washing machine, BOSCH dishwasher, storage, doors to rear patio.

## First Floor Landing

Access to boarded loft with ladder.

## Bedroom 1

Radiator, window.

## Ensuite

Shower cubicle, extractor fan, window, WC.

## Bedroom 2

Radiator, window.

## Bedroom 3

Radiator, window.

## Bathroom

Bath, shaver point, extractor fan, WC, wash hand basin, radiator, window.

## Outside

## Rear Garden

Patio area, lawn area.

## Front Garden

Off road parking.







To view this property please contact Connells on

**T 01923 674504**  
**E [leavesden@connells.co.uk](mailto:leavesden@connells.co.uk)**

1 Cunningham Way Leavesden  
Abbots Langley WD25 7NG

EPC Rating: A    Council Tax  
Band: E

Tenure: Freehold

**view this property online [connells.co.uk/Property/LEA103592](https://www.connells.co.uk/Property/LEA103592)**



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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