

Connells

Burbridge Road
Leavesden Watford

Burbridge Road
Leavesden Watford WD25 7NA

for sale offers over
£825,000







Property Description

Situated in a popular residential location, this spacious and well-appointed four-bedroom detached family home offers generous living accommodation throughout and is ideally suited to modern family life.

The ground floor comprises a welcoming entrance hall leading to two versatile reception rooms, providing ample space for both relaxation and entertaining. The separate kitchen is well-equipped with a range of storage units and worktop space, complemented by a practical utility room offering additional storage and laundry facilities. A convenient downstairs WC and a useful storage room further enhance the functionality of the home.

To the first floor, the property boasts four well-proportioned bedrooms, including a principal bedroom benefiting from its own bathroom. A further family bathroom serves the remaining bedrooms, providing comfortable accommodation for the whole family.

Externally, the property enjoys a private rear garden, ideal for outdoor entertaining, family gatherings and relaxation. To the front, off-street parking for two cars offers added convenience.

Burbridge Road is ideally located within easy reach of local amenities, highly regarded schools, parks and excellent transport links, making it a fantastic choice for families seeking a well-connected and desirable place to live.

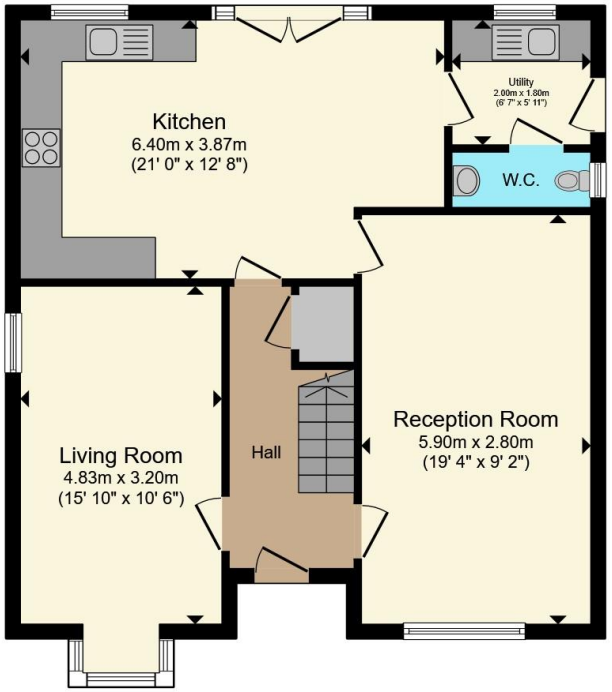
Viewing is highly recommended to fully appreciate the space and versatility this wonderful family home has to offer.

Agents Note:

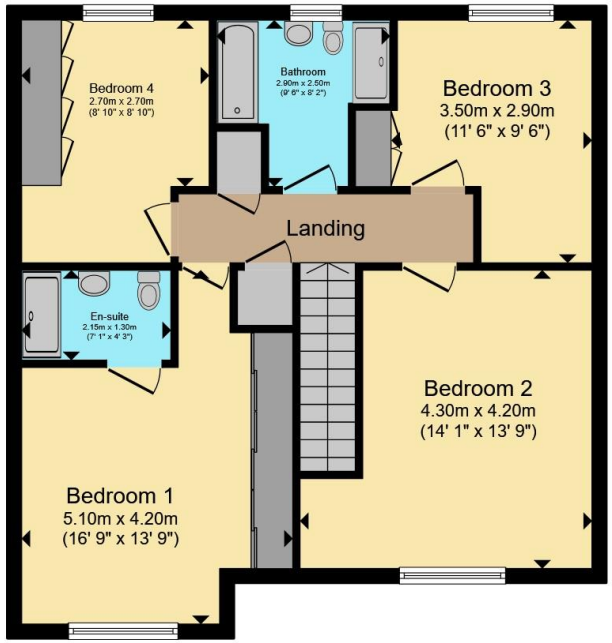
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







Ground Floor



First Floor

Total floor area 137.5 m² (1,480 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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EPC Rating: B

Council Tax Band: F

view this property online connells.co.uk/Property/LEA103765

Tenure: Freehold

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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