



High Road, Leavesden

In Excess of £400,000

proffitt
& holt





High Road

Leavesden, Watford

Proffitt and Holt are delighted to offer to the market this two bedroom freehold property located on Leavesden High Road and within close proximity to a host of nearby transport links including the M1,M25 and A41.

The property is offered to the market with NO UPPER CHAIN and the internal accommodation comprises entrance hall, living/dining room, kitchen and conservatory to the ground floor.

To the first floor there are two well proportioned bedrooms, a family bathroom and a separate WC.

Externally, the property boasts driveway parking to the front and a generous and private garden to the rear.

To arrange an internal inspection please contact leading local agent Proffitt and Holt.





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Getting into London could not be easier with Kings Langley mainline train station offering a 25-minute journey into London Euston. Junction 20 of the M25 is a drive of approximately two miles from the property. Abbots Langley boasts a number of village shops and restaurants with local schools and churches being at the centre of the community. The larger towns of both Watford and Hemel Hempstead are within a drive of approximately three miles, and both boast shopping & leisure centres, and numerous restaurants.

Council Tax Band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Two Bedrooms
- NO UPPER CHAIN
- Generous Rear Garden
- Driveway Parking
- Freehold
- Excellent Potential





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.

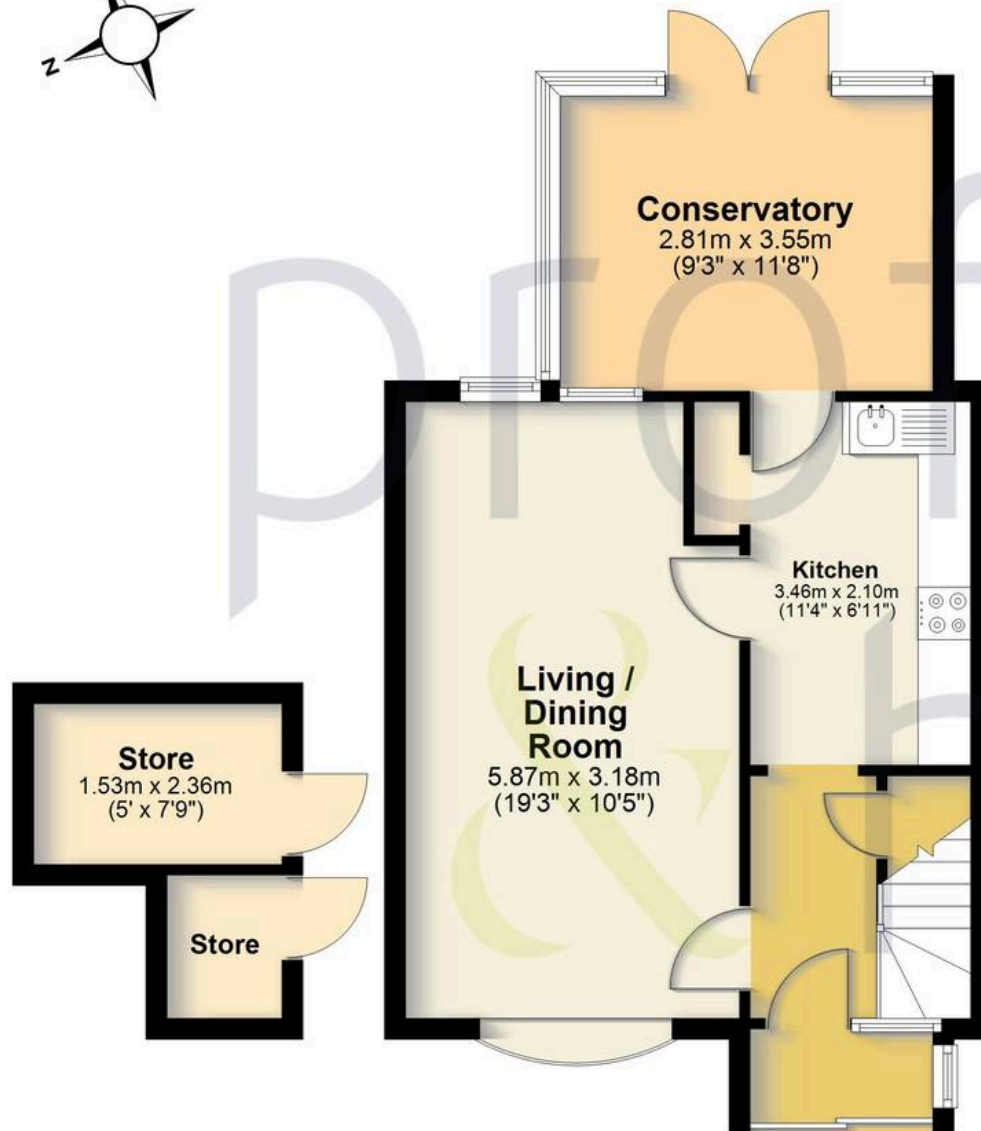
For broadband and mobile speeds see; <https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>





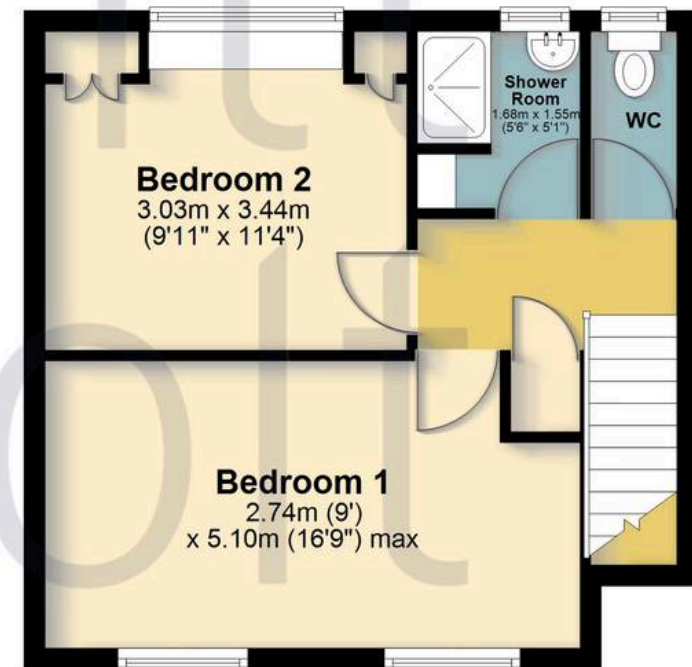
Ground Floor

Approx. 48.8 sq. metres (525.2 sq. feet)



First Floor

Approx. 34.6 sq. metres (372.3 sq. feet)



Total area: approx. 83.4 sq. metres (897.4 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 -

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Plan produced using PlanUp.





Proffitt & Holt

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