



Connells

Sheepcot Lane
Watford



Property Description

This attractive and well-maintained three-bedroom semi-detached home is ideally situated in a sought-after residential area, making it an excellent choice for families and commuters alike.

The property welcomes you via a spacious entrance hall leading into a generous 25ft lounge/dining room, featuring a charming bay window that fills the space with natural light—perfect for both everyday living and entertaining. To the rear, the well-equipped fitted kitchen enjoys pleasant views over the garden and flows seamlessly into a practical utility room, offering additional storage and workspace.

A standout feature of this home is the large integral garage, presenting excellent versatility with potential for conversion (subject to the usual planning permissions), whether for additional living space, a home office, or gym. Upstairs, the property offers two well-proportioned double bedrooms, a comfortable single bedroom ideal for a child's room or study, and a modern, bright family bathroom. Externally, the property benefits from a private rear garden, ideal for relaxing or entertaining, while the front has been paved to provide convenient off-road parking.

Located within easy reach of local shops, transport links, and the highly regarded Parmiters School, this home combines comfortable living with strong long-term appeal.

Entrance Porch

Front door.

Entrance Hall

Lounge/ Diner

25' x 12' (7.62m x 3.66m)
Bay window to front.

Kitchen

10' 10" x 10' 7" (3.30m x 3.23m)

Utility

15' x 7' 3" (4.57m x 2.21m)

First Floor Landing

Bedroom 1

12' 8" x 11' 3" (3.86m x 3.43m)

Bedroom 2

12' 7" x 10' 2" (3.84m x 3.10m)

Bedroom 3

8' 3" x 7' 11" (2.51m x 2.41m)

Bathroom

Outside

Rear Garden

Front Garden

Paved for off road parking.

Garage

20' 8" x 19' 2" (6.30m x 5.84m)

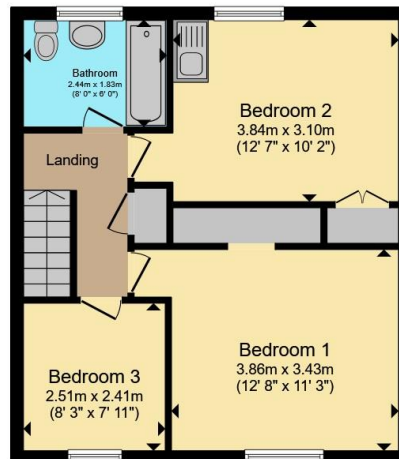
Agents Note:

Please note that the AML fee covers 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 144.6 m² (1,556 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

T 01923 674504
E leavesden@connells.co.uk

1 Cunningham Way Leavesden
Abbots Langley WD25 7NG

EPC Rating: D Council Tax
Band: D

view this property online connells.co.uk/Property/LEA103635

Tenure: Freehold



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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: LEA103635 - 0007