



Connells

Braham Crescent
Leavesden Watford

Braham Crescent Leavesden Watford WD25 7NN

for sale
£625,000



Property Description

Connells are delighted to provide an exceptionally rare opportunity to acquire a well-proportioned 3-bedroom semi-detached family home, occupying a premier corner plot on a highly desirable residential crescent. Boasting high energy efficiency with low running costs, over 1,100 sq ft of bright living space (104 sq m), a detached garage, and driveway parking.

Perfectly situated for modern family life, this property offers a brilliant combination of generous square footage, day-to-day convenience, and unmatched future potential. Thanks to its enviable, wide corner plot position, the home enjoys a beautifully bright wrap-around aspect and a sense of space that far exceeds standard semi-detached properties in the area.

Proudly boasting exceptional thermal efficiency, ensuring a highly sustainable home and significantly lower monthly utility bills and fully equipped with ultrafast fibre optic broadband infrastructure, providing flawless high-speed internet connectivity ideal for hybrid working and busy multi-device households.

The property benefits from a welcoming entrance hall leads into a stunning, spacious living room designed around seamless indoor-outdoor living, alongside a separate family kitchen. Upstairs features three genuinely well-proportioned family bedrooms and a main family bathroom as well as an en-suite shower room.

Externally, a brick-built detached private garage accompanied by a driveway for easy off-street parking and to the rear a private garden.

Location:

The property is ideally positioned to balance peaceful suburban living with effortless connectivity and premium entertainment. Just a short 2-minute walk to beautiful local parks, perfect for young families and dog walks, with the expansive Leavesden Country Park also close by. A short, flat walk to the local neighbourhood shops, restaurants, post office, and local GP surgery. Incredibly close to Woodside Leisure Centre for premier sports and fitness facilities, as well as the nearby Vue Cinema and Hollywood Bowl complex for dining and family entertainment. Falls squarely within the highly coveted catchment loops for premier local schools, including Parmiter's and St Michael's Catholic High School. Just a short distance from the world-famous Warner Bros. Studios.

World-Class Transport Links:

Rail Links: A swift journey to Watford Junction for a direct 20-minute train into London Euston.

Road Networks: Moments from the immediate M25, M1, and A41 junction networks.

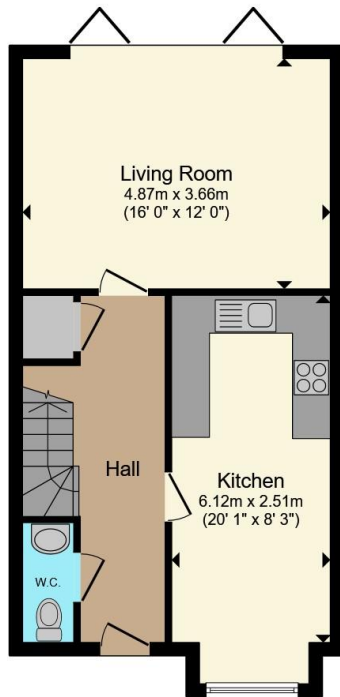
London & Retail: An effortless 20-minute drive to Brent Cross Shopping Centre and just a 35-minute drive into Central London.

International travel: Incredibly well-connected for travel, located just a 20-minute drive to both Heathrow and Luton airports, and a 45-minute drive to Stansted and Gatwick airports.

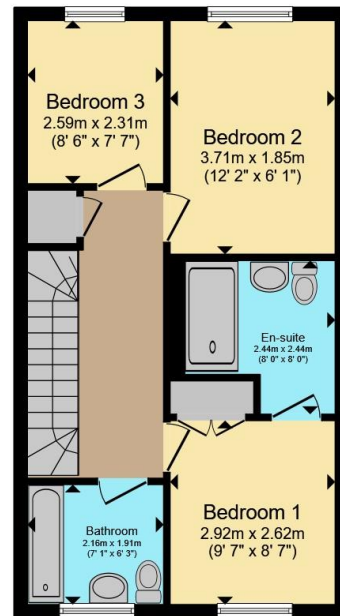
Agents Note:

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.

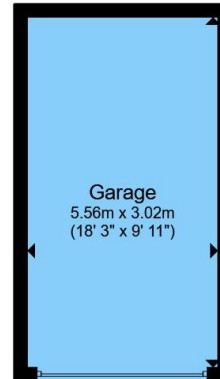




Ground Floor



First Floor



Garage

Total floor area 104 m² (1,100 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: B Council Tax
 Band: E

view this property online connells.co.uk/Property/LEA103067

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: LEA103067 - 0003