

Connells

Sunderland Grove
Leavesden WATFORD

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Leavesden WATFORD WD25 7GL

for sale offers in excess of
£675,000







Property Description

This superbly presented and generously proportioned townhouse offers adaptable accommodation arranged across three well-planned floors, making it an ideal home for growing families or those seeking flexible living and working space.

The ground floor welcomes you with an inviting entrance hall, a contemporary shower room/cloakroom, and a spacious 17' kitchen/dining room, which forms the heart of the home. This excellent entertaining space is flooded with natural light and opens directly onto the rear garden via patio doors, perfect for indoor-outdoor living during the summer months.

On the first floor, the property boasts a bright and stylish living room with direct access to a private roof terrace, an ideal spot for morning coffee or evening relaxation. Bedroom two, a generous double, is also located on this level along with the shower room.

The second floor provides three further bedrooms, including a well-appointed principal bedroom with fitted wardrobes and a modern en-suite shower room, alongside two additional bedrooms suitable for children, guests, or home office use.

Externally, the property benefits from a paved frontage providing off-road parking, an integral garage, and a well-sized rear garden offering space for dining, play, and entertaining.

This is a thoughtfully designed, bright, and modern home that combines space, comfort, and location in equal measure. Early viewing is strongly recommended.

Entrance Hall

Front door.

Cloakroom

Shower, WC, wash hand basin.

Kitchen/ Diner

17' 2" max x 22' 4" max (5.23m max x 6.81m max)

First Floor

Lounge

12' 7" x 17' 4" (3.84m x 5.28m)

Balcony

Bedroom 2

10' 3" x 13' 9" max (3.12m x 4.19m max)

Shower Room

Second Floor

Bedroom 1

10' 5" x 9' 9" (3.17m x 2.97m)
Built in wardrobe.

Ensuite

WC, shower, wash hand basin.

Bedroom 3

10' 3" x 11' 5" (3.12m x 3.48m)
Built in wardrobes.

Bedroom 4

9' 11" x 6' 6" (3.02m x 1.98m)
Built in wardrobe.

Bathroom

Outside

Rear Garden

Front Garden

Paved for off road parking.

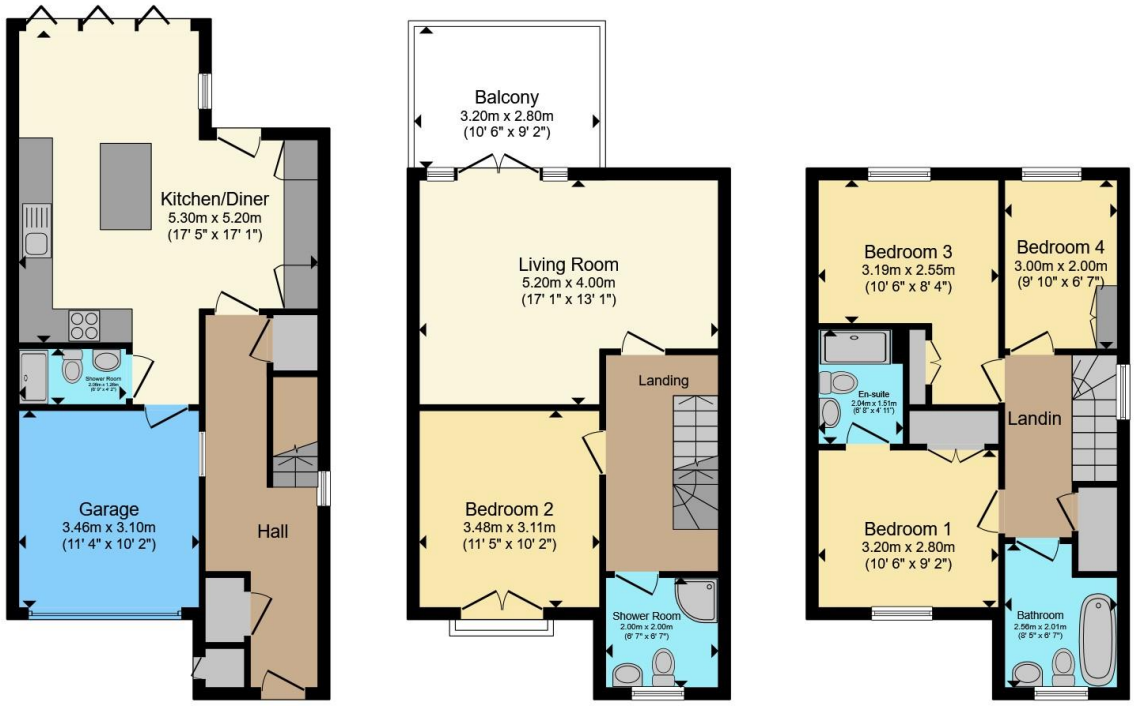
Garage

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.











Total floor area 139.2 m² (1,498 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

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To view this property please contact Connells on

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EPC Rating: C

Council Tax Band: F

view this property online connells.co.uk/Property/LEA103674

Tenure: Freehold

The Property Ombudsman

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