



**Connells**

Bateson Drive  
Leavesden Watford



## Property Description

This delightful two bedroom property is located in the sought after Abbotswood Park area and is for sale on a shared ownership basis.

Once through the front door you are greeted with an entrance hall with stairs to the first floor. The modern fitted kitchen is to the left with the spacious lounge/ diner to the rear. There are french doors which lead to the rear garden.

The first floor has two double bedrooms and a modern fitted shower room off the landing. The master bedroom has a large built in storage cupboard.

In a great location, close to god local primary and secondary schools with good transport links including major motorways M1 & M25, frequent bus service and a mainline train station 1.3 miles away.

### Entrance Hall

Front door.

### Cloakroom

WC, wash hand basin.

### Lounge

11' 11" x 15' 4" ( 3.63m x 4.67m )

French doors to balcony.

### Kitchen

8' x 9' 2" ( 2.44m x 2.79m )

## First Floor

### Bedroom 1

9' 7" max x 15' 3" max ( 2.92m max x 4.65m max )

### Bedroom 2

15' 3" max x 9' 7" max ( 4.65m max x 2.92m max )

### Shower Room

Extractor fan.

### Outside

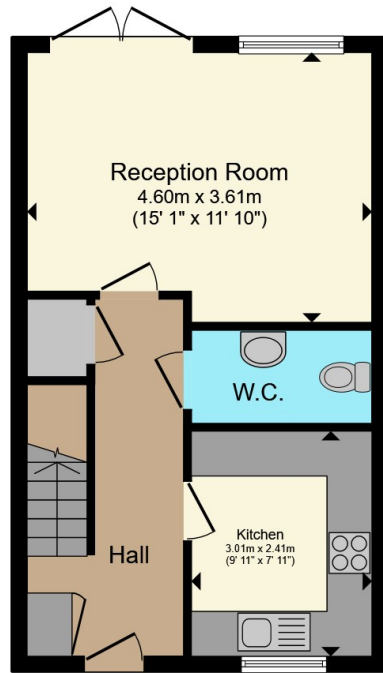
### Front Garden

### Rear Garden

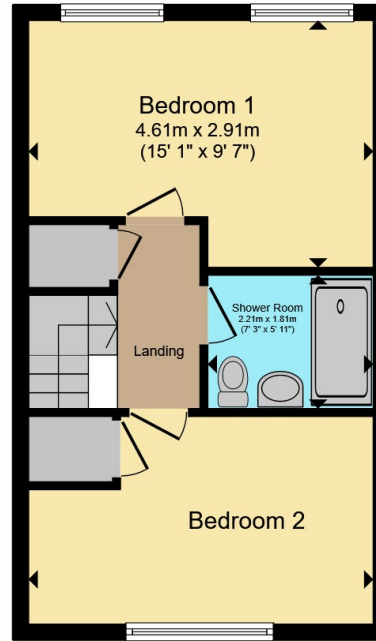




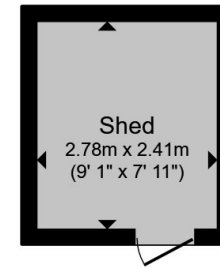




**Ground Floor**



**First Floor**



**Outbuilding**

Total floor area 80.9 m<sup>2</sup> (871 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](http://www.propertybox.io)



To view this property please contact Connells on

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1 Cunningham Way Leavesden  
 Abbots Langley WD25 7NG

EPC Rating: B

Council Tax  
 Band: D

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/LEA102885](http://connells.co.uk/Property/LEA102885)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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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