



Connells

Sheepcot Lane
WATFORD



Property Description

Situated on the ever-popular Sheepcote Lane, this attractive three-bedroom home presents an ideal opportunity for growing families, first-time buyers, or those seeking a well-connected yet residential setting.

The property is thoughtfully arranged and offers well-balanced accommodation throughout. Upon entering, you are welcomed by an entrance hall leading into a bright and inviting bay-fronted lounge, creating a comfortable space to relax. To the rear, a spacious kitchen/breakfast room serves as the heart of the home, featuring a range of fitted units, ample worktop space, and room for dining—perfect for everyday family living and entertaining.

Upstairs, the property offers three good-sized bedrooms along with a family bathroom, all presented in good decorative order, allowing buyers to move in with minimal fuss while still offering scope to personalise.

One of the standout features is the generous rear garden, offering a combination of lawn and patio areas—ideal for summer dining, children's play, or gardening enthusiasts.

Entrance Hall

Front door.

Lounge

14' 3" x 10' 9" (4.34m x 3.28m)

Bay window.

Kitchen/ Breakfast Room

18' 5" x 10' 8" (5.61m x 3.25m)

Fitted kitchen area comprising wall and base units, stainless steel sink overlooking garden, work surfaces, cooker point, breakfast bar leading to space for breakfast table.

First Floor Landing

Bedroom 1

11' 9" x 10' 9" (3.58m x 3.28m)

Bedroom 2

11' 9" x 10' 7" (3.58m x 3.23m)

Bedroom 3

10' 9" x 8' 5" (3.28m x 2.57m)

Bathroom

Bath, wash hand basin, WC.

Outside

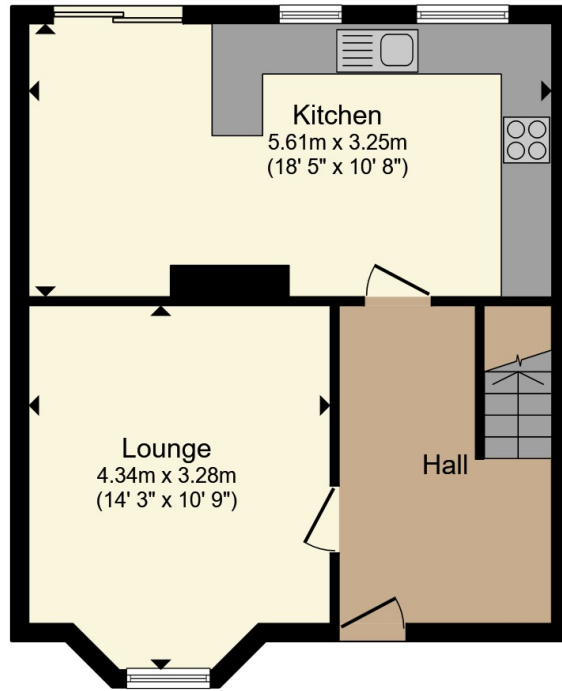
Rear Garden

Lawn area, patio area.

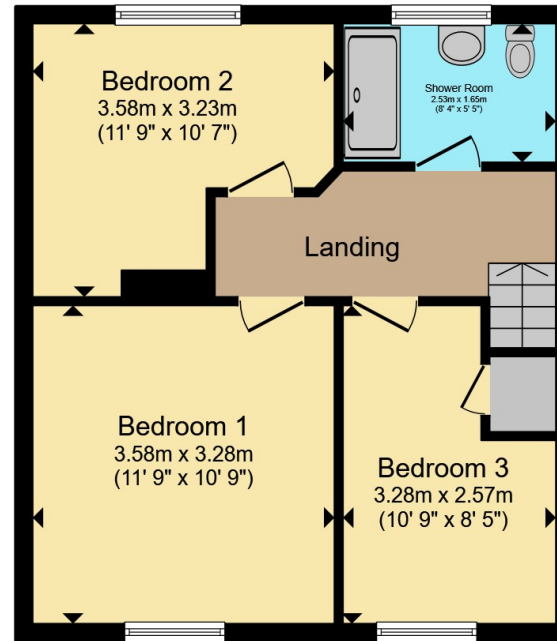








Ground Floor



First Floor

Total floor area 89.5 m² (964 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



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

Tenure: Freehold

view this property online connells.co.uk/Property/LEA103080



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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. 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: LEA103080 - 0004