



Connells

High Road
Leavesden WATFORD

High Road
Leavesden WATFORD WD25 7BH

for sale offers in excess of
£325,000



Property Description

Connells are delighted to present this charming two-bedroom flat situated on High Road, Leavesden, offering spacious accommodation and excellent outdoor space. Ideal for first-time buyers, downsizers or investors, this property benefits from a private front and rear garden as well as a garage, providing both convenience and practicality.

The accommodation comprises a welcoming entrance hall with a useful storage cupboard, offering ample space for household essentials. The bright and spacious living room with fireplace provides an excellent setting for both relaxing and entertaining, while the separate kitchen is fitted with a range of wall and base units including a dishwasher and offers space for everyday food preparation.

There are two well-proportioned bedrooms, both providing comfortable accommodation and flexibility for family living, guests or home working. The property is completed by a family bathroom fitted with a modern suite.

Externally, the flat enjoys the rare advantage of both front and rear gardens, creating excellent outdoor areas to relax, entertain or enjoy gardening. A garage further enhances the appeal, providing secure parking or additional storage space.

Conveniently located on High Road, Leavesden, the property is well positioned for local amenities, transport links and nearby shopping facilities, making it an excellent opportunity for a wide range of buyers.

Early viewing is highly recommended.

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 75.0 m² (807 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

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1 Cunningham Way Leavesden
Abbots Langley WD25 7NG

EPC Rating: C

Council Tax
Band: C

Service Charge: Ask
Agent

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/LEA103810

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.

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.

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