



Connells

Bateson Drive
Leavesden Watford



Property Description

This delightful two-bedroom property is located in the sought after Abbotswood Park area.

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 good 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.

Cloak Room

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

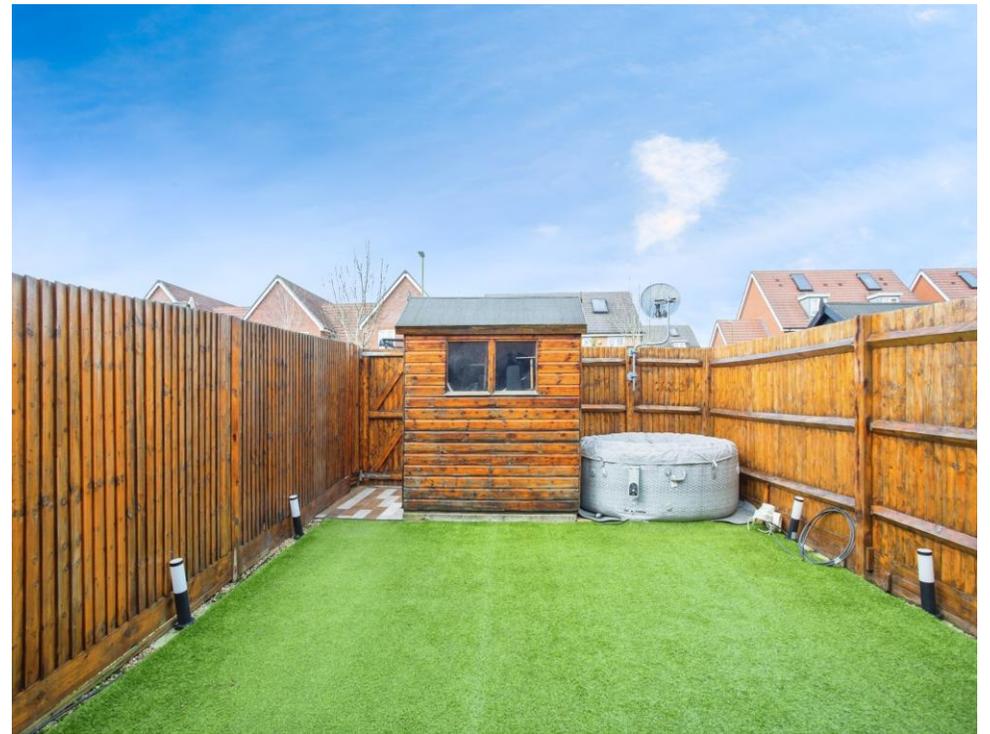
Extractor fan.

Outside

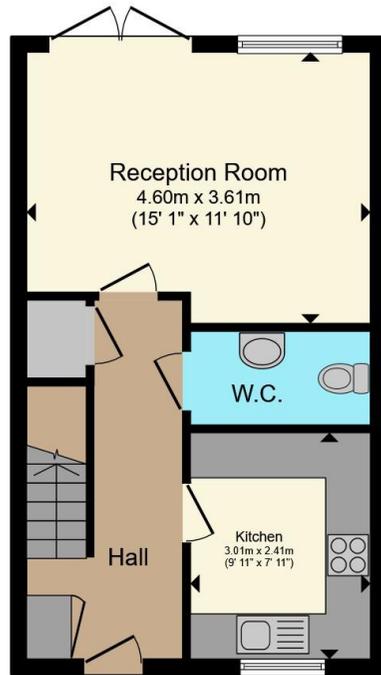
Front Garden

Rear Garden

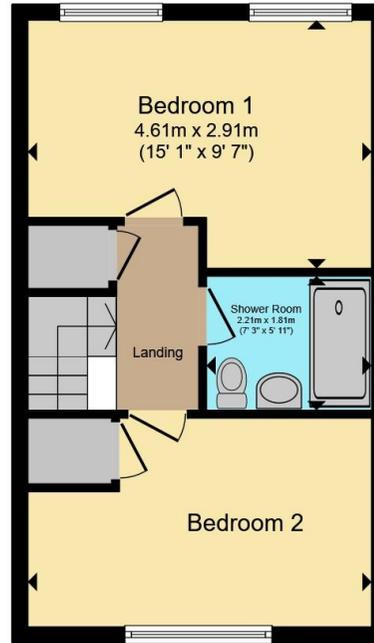




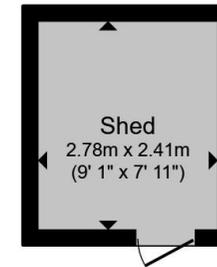




Ground Floor



First Floor



Outbuilding

Total floor area 80.9 m² (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



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: Council Tax
 Awaited Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/LEA103633



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