

Dowding Way, Leavesden

£799,950

proffitt & holt



Dowding Way

Leavesden, Watford

Being sold with no onward chain is this versatile and substantially extended family home, offering well-proportioned accommodation arranged over two floors, together with a garden room featuring its own en-suite shower room.

The ground floor has been extended to provide flexible living space, with multiple reception rooms, well-equipped kitchen and separate utility room, while the adaptable layout allows the property to suit a variety of family requirements. Upstairs, there are three bedrooms (originally laid out as 4, it could be returned to this design with minimal works), including a principal bedroom with en-suite and fitted wardrobes, with the additional garden room providing excellent potential as a further bedroom, home office, gym or self-contained guest accommodation.

Externally, the property benefits from a driveway providing off-street parking, a garage and a low maintenance private rear garden. The combination of the extension, versatile accommodation and additional en-suite garden room makes this an excellent opportunity for families seeking a home with flexibility and further potential.

Located on a popular modern development, within walking distance to a range of shops and restaurants, as well as Leavesden Country Park, which covers an area of over 27 hectares and consists of walking/biking paths, a football pitch, wildlife areas, tennis courts, a children’s play area and a weekly Parkrun event.







Dowding Way

Leavesden, Watford

Conveniently situated in the popular and well-established residential area of Leavesden, just off the A41 close to the villages of Abbots Langley and Kings Langley and just under two miles from Watford town centre.

Leavesden is also extremely well placed for the commuter, offering easy access to all major motorway networks (J19 of the M25 - 1.5 miles, J5 of the M1 - 2.5 miles) and with Kings Langley mainline station approx. 2 miles away offering a fast and frequent service to London Euston.

Leavesden Country Park covers an area of over 27 hectares and consists of walking/biking paths, a football pitch, wildlife areas, tennis courts, a children's play area and a weekly Parkrun event.

- 3/4 Bedrooms
- Garden Room With En-Suite Shower
- Extended To Ground Floor
- Versatile Accommodation
- Driveway Plus Garage
- Kitchen And Utility Room
- No Upper Chain
- Master Bedroom With En-Suite



General Information

EPC - Energy Efficiency Rating: D

EPC – Environmental Impact Rating: D

Council Tax Band: F

Tenure: Freehold

Services

Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

For broadband and mobile speeds see:

https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/

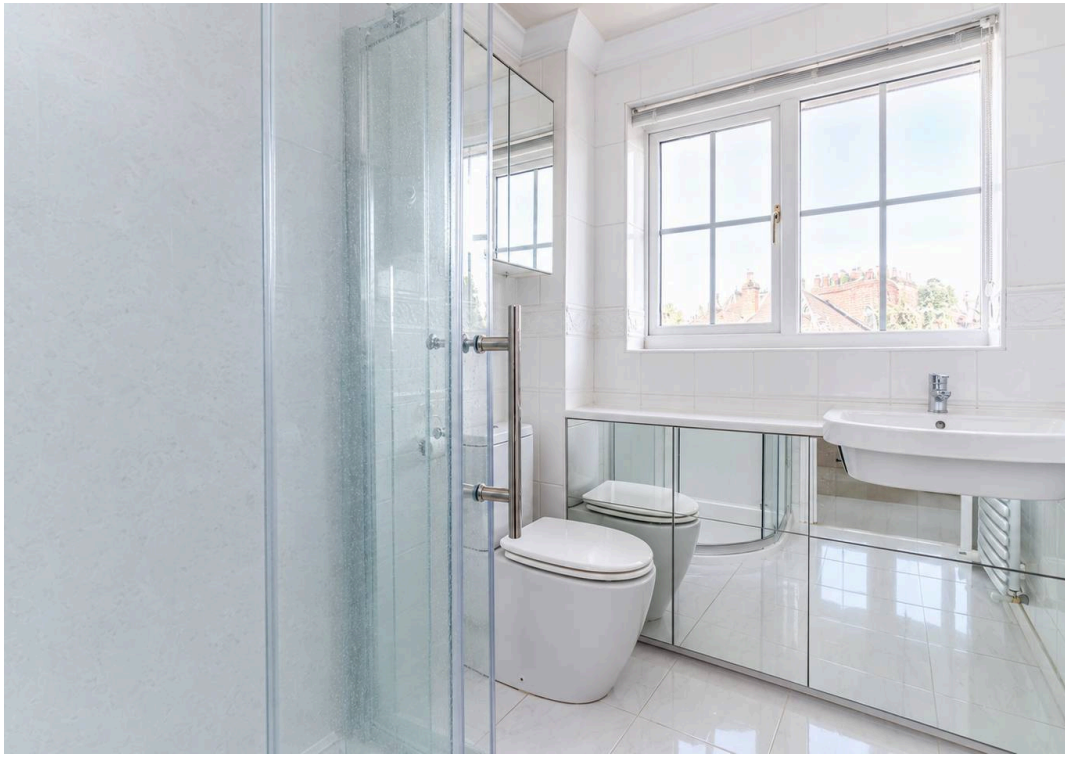
Fixtures and Fittings

All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.











Ground Floor

First Floor

Outbuilding

DOWDING WAY, WD5

APPROX. GROSS INTERNAL FLOOR AREA 1826.42 SQ FT / 169.68 SQ M. INC. OUTBUILDING

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Proffitt & Holt

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