



Connells

Edson Close
Watford



Property Description

A modern and prestigious detached family home located in this popular cul-de-sac. The extensive accommodation boasts a large entrance porch, downstairs WC, large lounge, dining area/ modern fitted kitchen, bright and airy summer room. To the first floor there are four bedrooms, the master with an ensuite, and a family bathroom. The rear garden is paved with patio area, has a play area - perfect for children and has a seating corner that is perfect for enjoying the warmer months. This sought after residence is located well for popular Leavesden Green and Parmiters schools. There is a useful grocery shop (Nisa Local) very close by and the Abbotswood Park with its restaurant, chemist and surgery are also a short drive away. Leavesden Country Park is perfect for recreation, you also have the North Orbital Road and A41 close by, great for picking up the M1 and M25.

Entrance Porch

Front door.

Cloakroom

WC, basin.

Lounge

11' 6" x 21' 1" (3.51m x 6.43m)

Box bay window to front.

Kitchen/ Diner

16' 3" x 8' 4" (4.95m x 2.54m)

Fitted kitchen area comprising wall and base units, leading to spacious family/ dining room.

Garden Room

12' 9" x 9' 11" (3.89m x 3.02m)



First Floor Landing

Bedroom 1

10' 1" x 11' 8" (3.07m x 3.56m)

Window to front.

Ensuite

Shower cubicle, WC, basin.

Bedroom 2

9' 2" x 11' 9" (2.79m x 3.58m)

Window to rear.

Bedroom 3

11' 8" x 9' 1" (3.56m x 2.77m)

Window to rear.

Bedroom 4

10' 2" x 9' 1" (3.10m x 2.77m)

L shaped, window to front.

Bathroom

Bath, WC, basin.

Outside

Front Garden

Paved.

Rear Garden

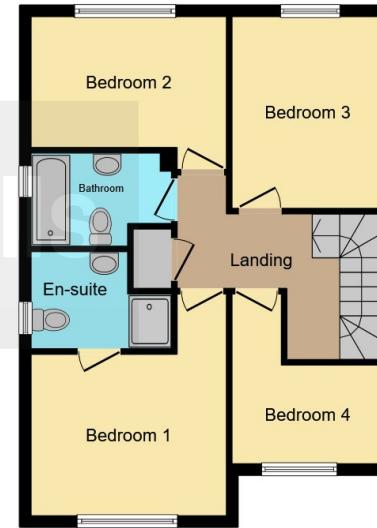








Ground Floor



First Floor

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 Band: E

Tenure: Freehold

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