

Connells

Braham Crescent
Leavesden Watford

Braham Crescent
Leavesden Watford WD25 7NN

for sale shared ownership

£250,000







Property Description

Connells are pleased to offer to the market this well-presented three bedroom end of terrace shared ownership family home available at 50% or 100%, situated on the popular Braham Crescent in Leavesden and offers spacious accommodation throughout, complemented by a private rear garden and off-street parking.

The property is entered via a welcoming entrance hall, providing access to the principal ground floor accommodation. The kitchen is fitted with a range of wall and base units, offering ample worktop space and room for appliances, and to the rear of the property, the spacious lounge/diner provides an excellent space for both relaxing and entertaining, with plenty of room for dining furniture and access to the rear garden. Completing the ground floor is a useful W.C./utility room, providing additional practicality and storage.

To the first floor, the landing leads to three well-proportioned bedrooms although bedroom three is ideal as a child's bedroom, nursery or home office. The family bathroom is fitted with a bath and shower, wash hand basin and W.C., serving all three bedrooms.

Externally, the property benefits from a private rear garden, providing a wonderful space for outdoor dining, entertaining and family activities. To the rear there is off-street parking, adding convenience for homeowners and visitors alike.

Ideally located for local amenities, schools, transport links and the nearby attractions of Leavesden Country Park and Warner Bros. Studio Tour.

Hallway

Kitchen

Lounge / Diner

Wc / Utility Room

Landing

Bedroom One

Bedroom Two

Bedroom Three

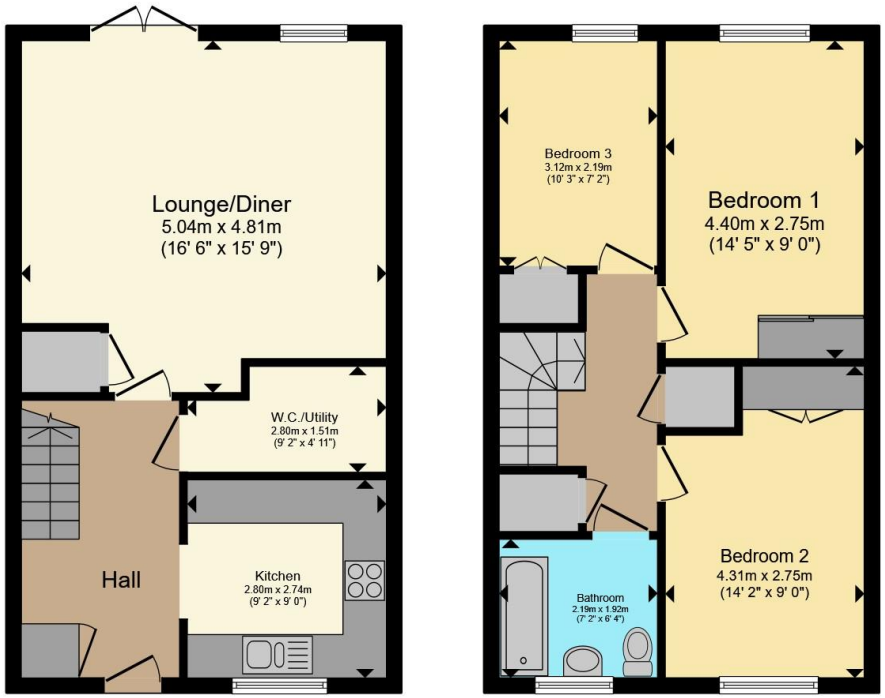
Bathroom

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.




Welcome



Ground Floor **First Floor**





Total floor area 88.8 m² (956 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

T 01923 674504
E leavesden@connells.co.uk

1 Cunningham Way Leavesden
Abbots Langley WD25 7NG

EPC Rating: B

Council Tax Band: E

Service Charge: 621.24

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/LEA103846

This is a Leasehold property with details as follows; Term of Lease 99 years from 24 Jun 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

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.