



Connells

Sheepcot Lane  
WATFORD



## Property Description

Situated on the ever-popular Sheepcote Lane, this attractive three-bedroom home presents an ideal opportunity for growing families, first-time buyers, or those seeking a well-connected yet residential setting.

The property is thoughtfully arranged and offers well-balanced accommodation throughout. Upon entering, you are welcomed by an entrance hall leading into a bright and inviting bay-fronted lounge, creating a comfortable space to relax. To the rear, a spacious kitchen/breakfast room serves as the heart of the home, featuring a range of fitted units, ample worktop space, and room for dining—perfect for everyday family living and entertaining.

Upstairs, the property offers three good-sized bedrooms along with a family bathroom, all presented in good decorative order, allowing buyers to move in with minimal fuss while still offering scope to personalise.

One of the standout features is the generous rear garden, offering a combination of lawn and patio areas—ideal for summer dining, children's play, or gardening enthusiasts.

## Entrance Hall

Front door.

## Lounge

14' 3" x 10' 9" ( 4.34m x 3.28m )

Bay window.

## Kitchen/ Breakfast Room

18' 5" x 10' 8" ( 5.61m x 3.25m )

Fitted kitchen area comprising wall and base units, stainless steel sink overlooking garden, work surfaces, cooker point, breakfast bar leading to space for breakfast table.

## First Floor Landing

### Bedroom 1

11' 9" x 10' 9" ( 3.58m x 3.28m )

### Bedroom 2

11' 9" x 10' 7" ( 3.58m x 3.23m )

### Bedroom 3

10' 9" x 8' 5" ( 3.28m x 2.57m )

### Bathroom

Bath, wash hand basin, WC.

## Outside

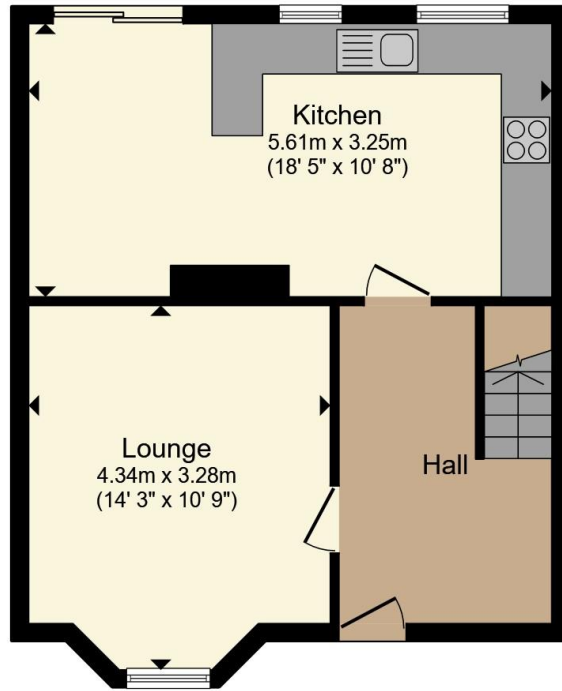
### Rear Garden

Lawn area, patio area.

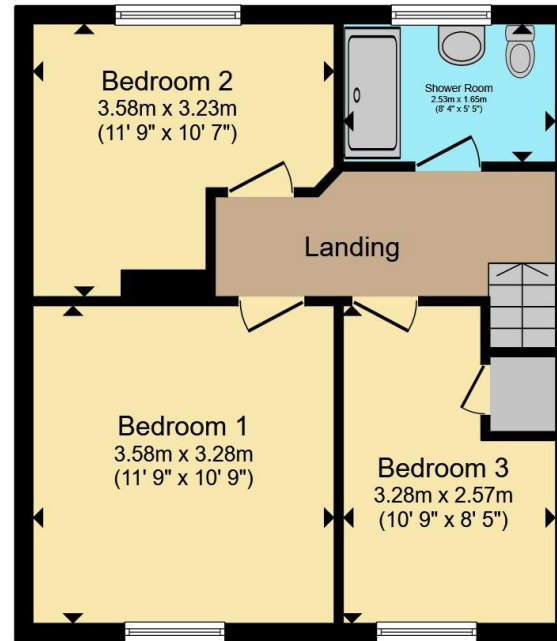








**Ground Floor**



**First Floor**

Total floor area 89.5 m<sup>2</sup> (964 sq.ft.) approx

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**T 01923 674504**  
**E [leavesden@connells.co.uk](mailto:leavesden@connells.co.uk)**

1 Cunningham Way Leavesden  
Abbots Langley WD25 7NG

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Band: D

Tenure: Freehold

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