



High Road

Leavesden, WD25 7ED

Guide Price £1,100,000

This truly outstanding luxury semi detached residence offers a unique blend of contemporary elegance, generous proportions, and versatile family living. Set in 2,364 sq ft, the property has been beautifully presented throughout.

At the heart of the home lies a stunning open-plan kitchen, dining and family space, thoughtfully designed for both everyday living and effortless entertaining. Flooded with natural light, this expansive area creates a seamless social hub, while the well-appointed kitchen offers both style and functionality for modern family life.

The property boasts four spacious double bedrooms, two of which benefit from luxurious en-suite facilities, alongside a beautifully finished family bathroom.

A dedicated cinema room offers the perfect retreat for relaxing evenings, while a separate home office provides an ideal environment for remote working. Further enhancing the practicality of the home is a substantial utility room, discreetly positioned away from the main living areas.

Outside, the property continues to impress. The beautifully maintained, expansive rear garden provides a wonderful setting for both family enjoyment and outdoor entertaining. A stylish covered pergola creates an inviting all-season outdoor living space. The property also benefits from a detached garage, offering additional storage, workshop potential or secure parking, alongside ample off-street parking for multiple vehicles.

Combining sophisticated interiors with exceptional living space both inside and out, this remarkable home presents a rare opportunity to acquire a truly distinctive property in one of Leavesden's most desirable settings!

Viewing

Please contact our Abbots Langley Office on 01923262666 if you wish to arrange a viewing appointment for this property or require further information.

- Exceptional Semi Detached 4 Bed Family Home In Leavesden
- Four Double Sized Bedrooms Inc Two Ensuites
- Cinema Room
- Open Plan Kitchen, Dining And Family Room
- Large Home Office Space
- Large Utility Area
- Detached Double Garage
- Off Street Parking For Several Cars
- Expansive Rear Garden With Covered Pergola
- Short Distance To Local Amenities And Transport Links



Ground Floor
Approx. 118.7 sq. metres (1288.5 sq. feet)
(includes cinema screen)

The Ground Floor plan includes a Cinema Room (4,135 x 2,538m / 13'9" x 22'7") with a screen, a Kitchen (3,236 x 1,027m / 10'7" x 3'4") with a sink and stove, a Lounge/Dining Room (7,056 x 4,576m / 23'2" x 15'), an Office (4,576 x 3,505m / 15'0" x 11'5"), a WC, a Utility Room (1,829 x 3,569m / 6'0" x 11'8"), and a Double Garage (2,324 x 8,535m / 7'8" x 28'0").

First Floor
Approx. 952.5 sq. metres (1029.2 sq. feet)

The First Floor plan includes two Bedrooms (3,520 x 4,426m / 11'7" x 14'5" and 3,224 x 1,027m / 10'7" x 3'4"), two En-suites (4,561 x 1,417m / 15'0" x 4'6" and 4,561 x 1,417m / 15'0" x 4'6"), a Bathroom (3,520 x 4,426m / 11'7" x 14'5"), and a Landing.

Total area approx. 219.0 sq. metres (2364.0 sq. feet)

The Floor Plan is merely for use as a guide and measurements and areas shown are approximate and therefore should be used for indicative purposes only. The plan has been prepared with our diligence and skill and no liability shall be accepted for the information contained in it should not be relied upon for critical uses. Maximum length and width are indicated in the plan. Where any space is partitioned by movable walls, the partitioning shall be at the discretion of the tenant. (Copyright © 2005)

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Energy Efficiency Rating

Very energy efficient - lower running costs

Rating	Score Range	2020/21	2021/22
A	92 plus		
B	(81-91)		
C	(69-80)		
D	(55-68)	68	76
E	(39-54)		
F	(21-38)		
G	(1-20)		

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO₂ emissions

Rating	Score Range	2020/21	2021/22
A	92 plus		
B	(81-91)		
C	(69-80)		
D	(55-68)	68	76
E	(39-54)		
F	(21-38)		
G	(1-20)		

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2006/91/EC



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