Connells

Linden Lea
Watford

Linden Lea
Watford WD25 7DR

for sale offers in excess of
£450,000

Property Description

Located on the popular Linden Lea, Watford, this well-proportioned three-bedroom mid-terrace family home offers spacious and versatile accommodation throughout.

The ground floor comprises a welcoming entrance leading into a generous lounge, providing ample space for both relaxing and entertaining. The separate kitchen is fitted with a range of wall and base units, offering plenty of storage and worktop space for everyday cooking and dining.

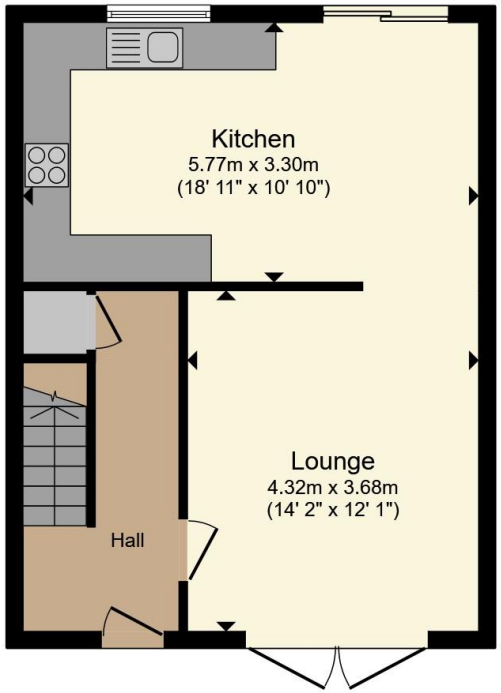
To the first floor, the property benefits from three well-sized bedrooms, all offering comfortable living accommodation. A family bathroom serves the bedrooms and is fitted with a three-piece suite. In addition, there is a useful storage room located on the landing, providing valuable extra space for household items and reducing the need for additional furniture storage.

Additional benefits include a spacious and south west facing garden.
Externally, the property enjoys a convenient residential position within easy reach of local amenities, schools, parks, and transport links. In close proximity to the Harry Potter Studios. Watford town centre and the area's excellent rail and road connections are also easily accessible, making this an attractive home for commuters and families alike.

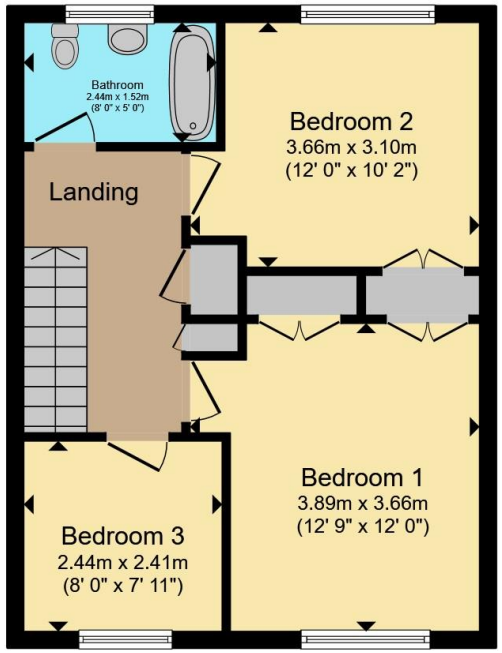
Offering excellent potential and well-balanced living space throughout, this three-bedroom home presents a fantastic opportunity for buyers seeking a property in a desirable Watford location.

Agents Note:

Please note that the AML fee covers 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.



Ground Floor



First Floor

Total floor area 88.8 m² (955 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

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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: C

Council Tax Band: D

view this property online connells.co.uk/Property/LEA103800

Tenure: Freehold

The Property Ombudsman

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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.

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