





### Property Description

Connells are delighted to offer to the market this well-presented extended three-bedroom semi-detached family home situated on the popular Eastlea Avenue in Watford, offers spacious and versatile accommodation throughout, making it an ideal purchase for growing families, first-time buyers, and commuters alike.

The property welcomes you with an entrance hall leading to a bright and spacious reception room, providing the perfect space for relaxing and entertaining. The well-appointed kitchen offers ample storage and worktop space, with access to the rear garden.

To the first floor are three well-proportioned bedrooms, all offering comfortable living accommodation, together with a modern family bathroom.

Externally, the property benefits from a private driveway, providing off-street parking, and a garage, ideal for additional parking, storage or potential workspace.

To the rear, the enclosed garden offers a wonderful outdoor space for families, entertaining guests or simply enjoying the warmer months.

Conveniently located close to a range of local amenities, reputable schools, transport links and Watford town centre, this fantastic home combines comfort, practicality and convenience in a sought-after residential location.

Early viewing is highly recommended to fully appreciate everything this property has to offer.



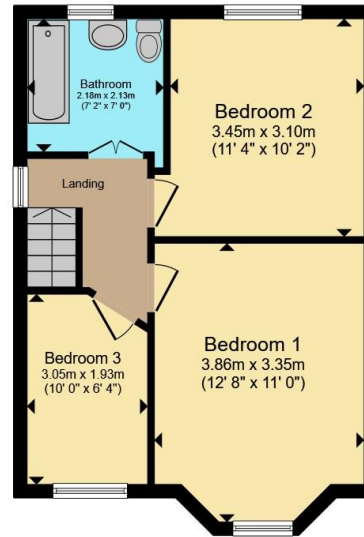
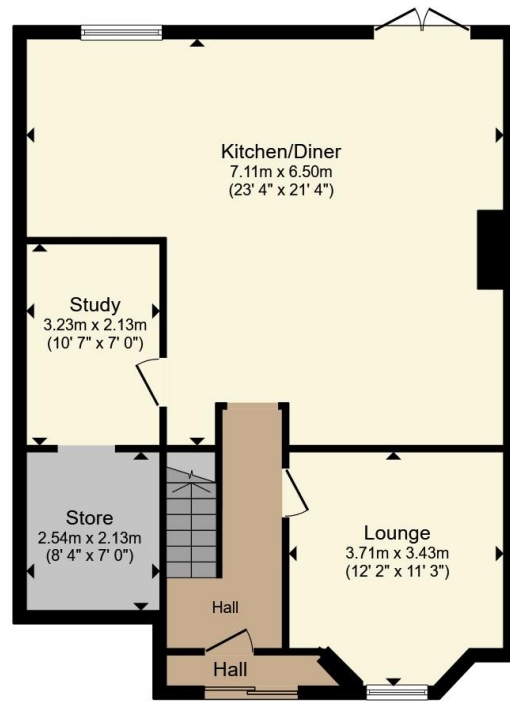
**Agents Note:**

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.

**Agents Note:**

Please be advised that these details are produced to the best of our knowledge from a visual inspection of the property, and due to the nature of the sale have not been confirmed as correct. We advise you to satisfy yourself in relation to the boundaries, condition and services prior to proceeding.





**Ground Floor**

**First Floor**

Total floor area 116.7 m<sup>2</sup> (1,256 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](http://www.propertybox.io)

**Connells**



To view this property please contact Connells on

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EPC Rating: D Council Tax  
Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/LEA103760](http://connells.co.uk/Property/LEA103760)**



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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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