

Connells

Lansdowne Close
Watford

Lansdowne Close
Watford WD25 9RE

for sale guide price
£565,000







Property Description

Situated in a quiet cul-de-sac within the popular Garston area of North Watford, this well-presented family home offers an excellent opportunity for buyers seeking spacious and versatile accommodation in a convenient residential location.

The property provides bright and well-proportioned living space throughout, ideally suited to families, first-time buyers and those looking to upsize. The accommodation is arranged to offer comfortable and practical living, with generous room sizes creating a welcoming atmosphere for everyday family life. Natural light flows throughout the home, enhancing the sense of space and comfort.

Externally, the property benefits from a private rear garden, offering an ideal setting for outdoor entertaining, family activities or simply relaxing during the warmer months.
The peaceful cul-de-sac position provides a pleasant neighbourhood environment while maintaining easy access to local amenities and transport connections.

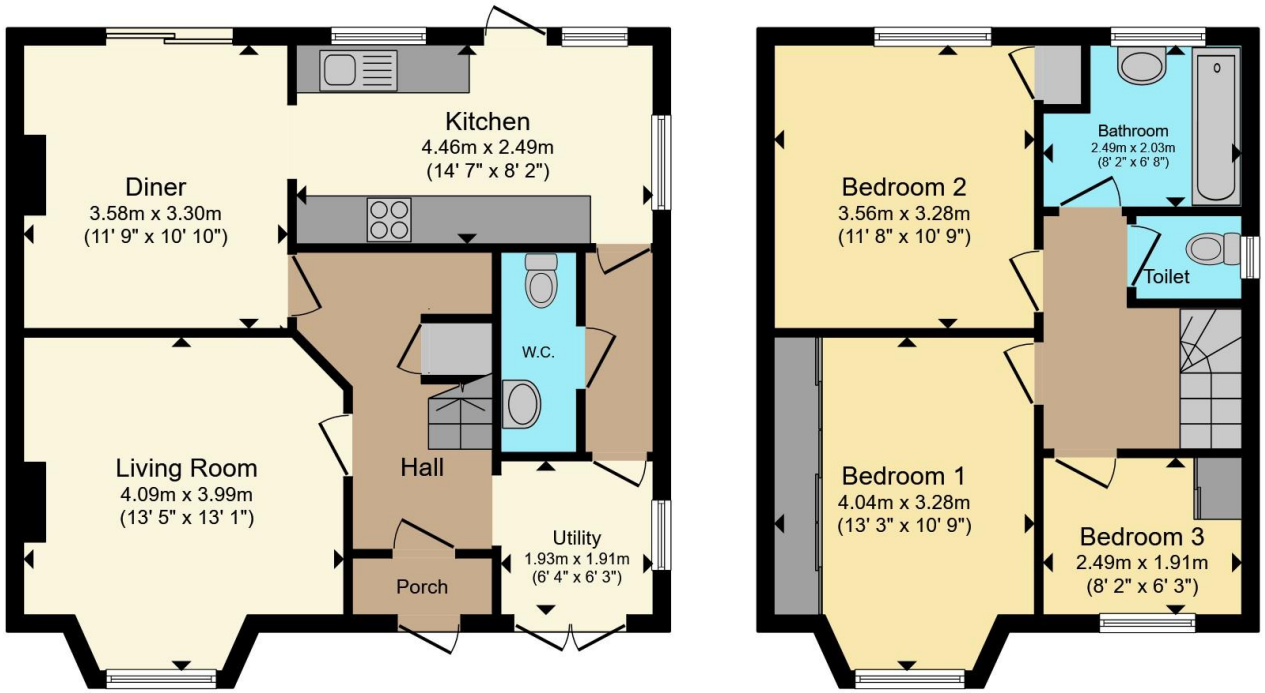
Lansdowne Close enjoys a highly convenient location close to a range of local shops, supermarkets and leisure facilities, with Watford town centre just a short drive away. Commuters are well served by nearby Garston Station, providing rail links into London and surrounding areas, while the M1, M25 and A41 are all easily accessible for those travelling by road. Families will also appreciate the selection of well-regarded schools, parks and green spaces nearby.

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.







Ground Floor **First Floor**





Total floor area 100.2 m² (1,078 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: D

Council Tax Band: E

view this property online connells.co.uk/Property/LEA103832

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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