Connells

Burbridge Road
Leavesden Watford

Burbridge Road
Leavesden Watford WD25 7NA

for sale offers in excess of
£650,000

Property Description

Connells are delighted to offer to the market this spacious four-bedroom semi-detached family home situated on the sought-after Burbridge Road in Watford, offers versatile living accommodation throughout and is ideal for growing families.

Upon entering the property, you are welcomed by a bright entrance hallway leading to a generous reception room, providing an excellent space for both relaxing and entertaining. The separate fitted kitchen offers ample storage and worktop space, perfect for day-to-day family living. The ground floor further benefits from a convenient downstairs WC, a useful garage/utility room, and an additional playroom which could also be utilised as a home office, study, or family room.

To the first floor, the property boasts four well-proportioned bedrooms, including a spacious principal bedroom with en-suite bathroom and family bathroom, offering practicality and comfort for modern family life.

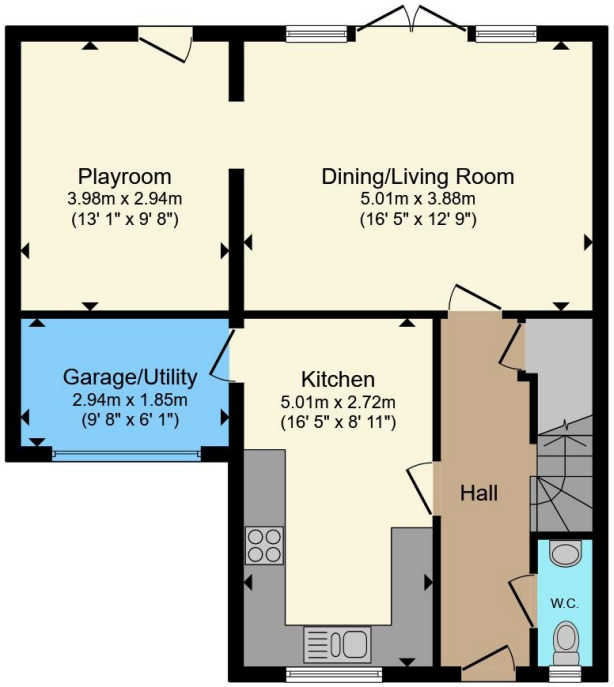
Externally, the property benefits from off-street parking to the front and to the rear is a private garden, ideal for outdoor entertaining, children's play, or simply enjoying the warmer months as well as an electrical car charging point.

Ideally located within easy reach of Watford's excellent transport links, highly regarded schools, local amenities, and shopping facilities, this fantastic family home presents an excellent opportunity for buyers seeking generous living space in a popular residential location.

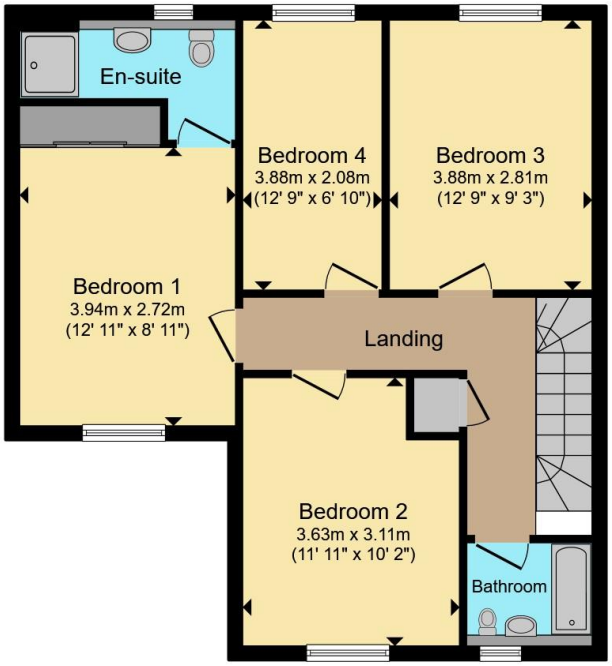
Early viewing is highly recommended.

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 127.3 m² (1,371 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

Connells

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: E

view this property online connells.co.uk/Property/LEA103653

Tenure: Freehold

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

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.