Connells

Burbridge Road
Leavesden Watford

Burbridge Road
Leavesden Watford WD25 7NA

for sale shared ownership

£211,600

Property Description

Connells are delighted to offer to the market this well-presented two-bedroom end-of-terrace home situated on the popular Burbridge Road in Watford, offers an excellent opportunity for first-time buyers, young families, and those looking to step onto the property ladder through the Shared Ownership scheme. Available to purchase at either a 46% share or 100% ownership.

The accommodation comprises a welcoming entrance leading into a bright and spacious reception room, offering ample space for both relaxation and entertaining. Adjacent is a separate fitted kitchen with a range of wall and base units, providing practical space for everyday cooking and dining. The ground floor further benefits from a convenient downstairs WC and a useful storage room, enhancing the home's functionality.

To the first floor, there are two well-proportioned bedrooms, both offering comfortable living accommodation with space for furnishings and storage. A modern family bathroom serves the first floor and completes the internal layout.

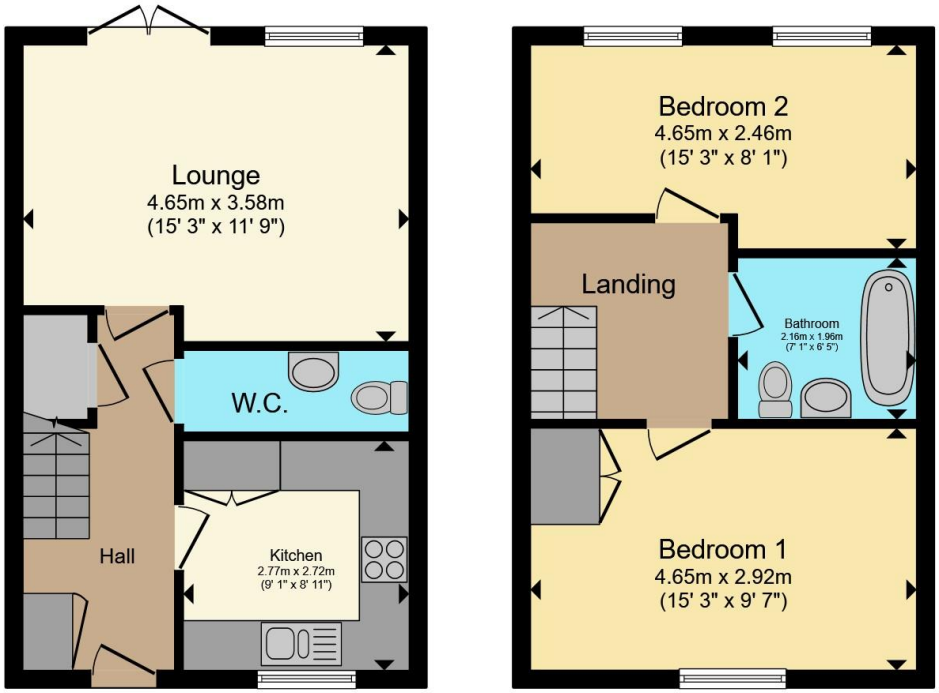
Externally, the property boasts a private rear garden, ideal for outdoor dining, gardening, or enjoying the warmer months. In addition, the home benefits from two allocated parking spaces, providing convenience and peace of mind.

Conveniently located close to a range of local amenities, highly regarded schools, parks, and excellent transport links, including easy access to Watford town centre and major road networks.

Viewings are 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 70.1 m² (755 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

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E leavesden@connells.co.uk

1 Cunningham Way Leavesden
Abbots Langley WD25 7NG

EPC Rating: C

Council Tax Band: D

Service Charge: 756.00

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/LEA103795

This is a Leasehold property with details as follows; Term of Lease 125 years from 31 Jan 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.