



Connells

Leggatts Rise
Watford



Property Description

A super three-bedroom house located in popular Leggatts Rise. Well-presented throughout this family home is perfect for the growing family and benefits from a large kitchen, a modern living room, bright dining room and three first floor bedrooms and bathroom. To the rear of the house is a lawn area and patio area and with off road parking to front. Well placed for many local schools such as The Orchard Primary School and Stanborough Secondary school.

Entrance Hall

Front door.

Lounge Area

15' 7" max x 10' 10" plus bay (4.75m max x 3.30m plus bay)

Bay window, radiator.

Dining Area

8' 5" x 8' 5" (2.57m x 2.57m)

Radiator, patio door to rear garden.

Kitchen

9' 6" max x 13' max (2.90m max x 3.96m max)

Range of wall and base units, sink with drainer, window, radiator, cooker point, door to rear.

First Floor Landing

Bedroom 1

12' 6" max x 10' 9" max (3.81m max x 3.28m max)

Radiator, two windows.

Bedroom 2

11' 2" x 8' 9" max (3.40m x 2.67m max)

Radiator, window.

Bedroom 3

8' 5" x 9' 4" (2.57m x 2.84m)

Radiator, window.

Bathroom

WC, wash hand basin, bath, two windows.

Outside

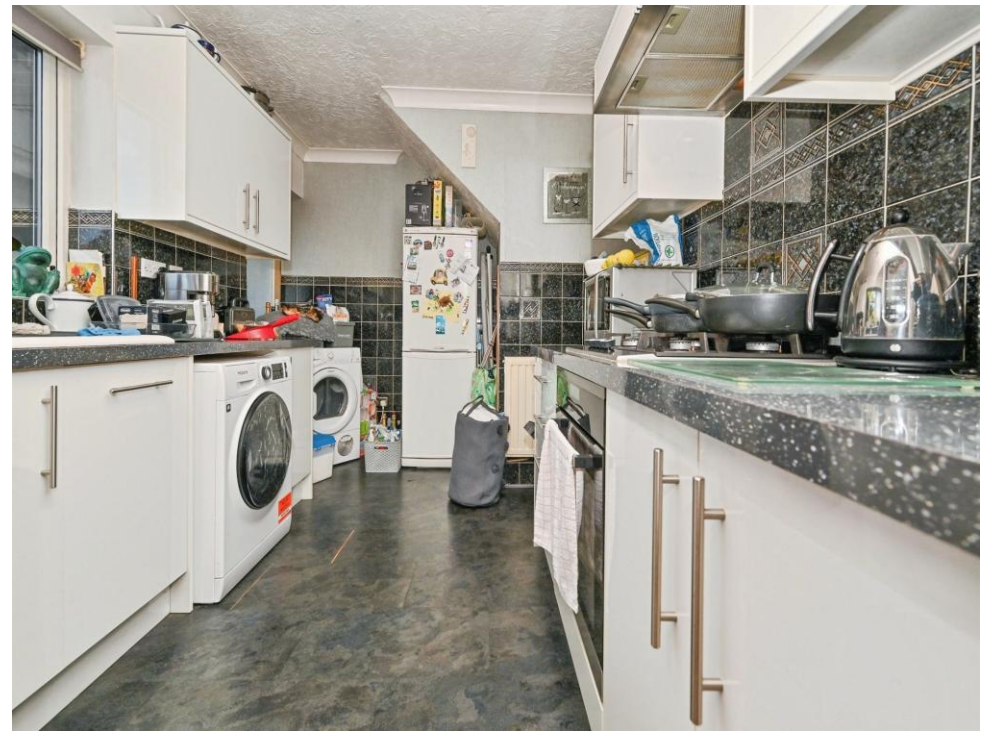
Front Garden

Side access, paved for off road parking.

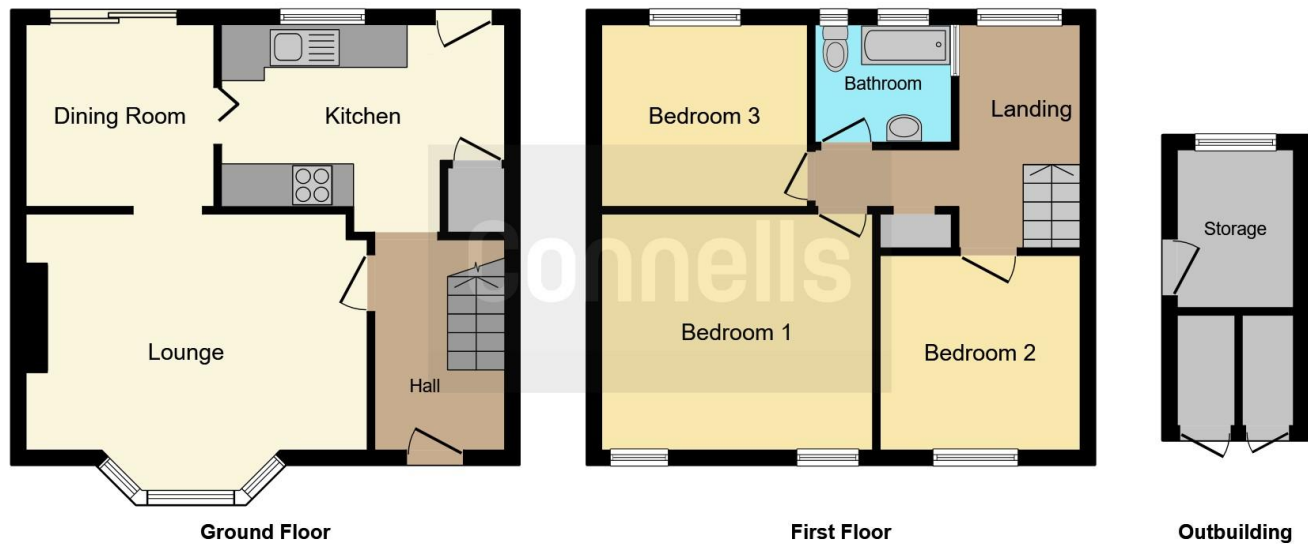
Rear Garden

Patio area, lawn area.









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.focalagent.com

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EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

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