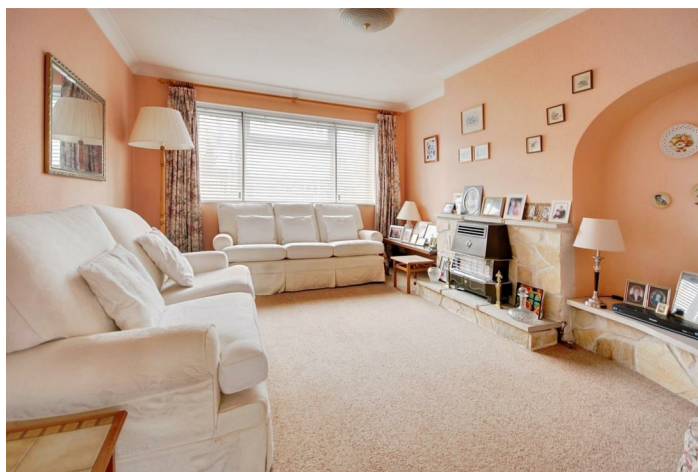


FREEHOLD



House - Semi-Detached (EPC Rating: D)

LEAFORD CRESCENT, WATFORD,
WD24 5JG

£550,000

3 Bedroom House - Semi-Detached located in Watford

We are delighted to offer for sale an attractive three bedroom semi-detached home in a quiet residential road in North Watford and offered for sale chain free. With large garden, full-length garage and excellent potential to extend (STPP). Located on the ever popular Leaford Crescent, this is a superb opportunity to modernise and create the ideal family home.

Leaford Crescent, Watford, WD24 5JG – £550,000

Situated on an attractive, quiet residential road in North Watford, this well-proportioned three bedroom semi-detached home offers generous living space, a larger-than-average garden, an attached garage and excellent scope to extend (STPP). With good quality double glazing already in place, this property provides the perfect opportunity for a buyer wanting to modernise and create their ideal family home. Available chain free.

Ground Floor

Storm Porch & Hallway

Entry via a covered porch into a welcoming hallway, providing access to both the front reception room and the kitchen/diner. Stairs lead to the first floor.

Front Reception Room – 13'8" x 11'2" (4.16m x 3.39m)

A bright and well-proportioned living room overlooking the front aspect. This space offers excellent potential for redecoration or reconfiguration and could be opened to the rear (STPP) to create a spacious through-lounge if desired.

Kitchen/Diner – 16'9" x 9'7" (5.12m x 2.92m)

A generous kitchen/diner offering direct views over the rear garden. Currently fitted with a range of units and providing ample dining space, this room is ideal for modernisation and could be transformed into a stylish open-plan family kitchen. A door leads directly into the garage for additional storage or potential future conversion (STPP).

Attached Garage – 23'3" x 9'11" (7.08m x 3.02m)

A substantial full-length garage, perfect for secure parking, workshop use or converting into additional living space (subject to planning).

First Floor Accommodation

Accessed via the central landing:

Bedroom 1 – 12'7" x 10'3" (3.84m x 3.13m)

A spacious double bedroom overlooking the rear garden.

Bedroom 2 – 10'3" x 10'1" (3.13m x 3.08m)

A second good-sized double bedroom facing the front aspect.

Bedroom 3 – 8'3" x 6'6" (2.51m x 1.99m)

A well proportioned third bedroom, ideal as a child's room, home office or nursery.

Bathroom & Separate WC

Garden & Outdoor Space

The property benefits from a larger-than-average rear garden, offering excellent space for landscaping, family use or future extension possibilities (STPP).

To the front, there is a driveway leading to the garage, providing convenient off-street parking.

Key Features at a Glance

Chain-free sale

Generous three bedroom semi-detached home

Large attached garage – huge potential (STPP)

Spacious kitchen/diner

Bright front reception room

Larger than average rear garden

Double glazing throughout

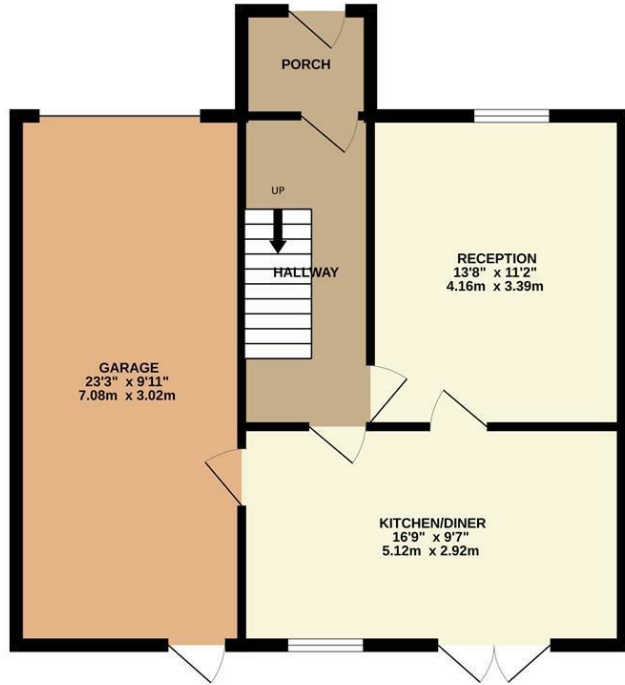
Attractive, quiet residential road

Excellent scope to extend and modernise (STPP)

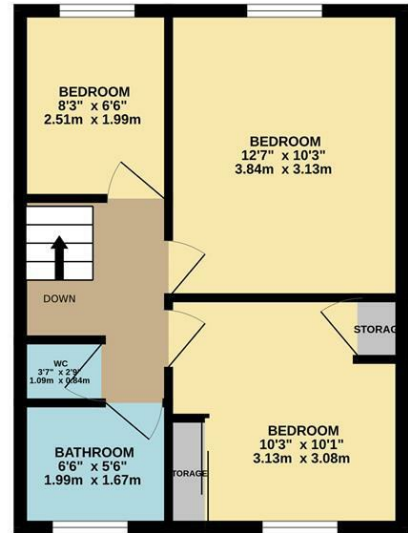


WATFORD SALES | 12 MARKET STREET, WATFORD, HERTFORDSHIRE, WD18 0PD

GROUND FLOOR
647 sq.ft. (60.1 sq.m.) approx.



1ST FLOOR
381 sq.ft. (35.4 sq.m.) approx.



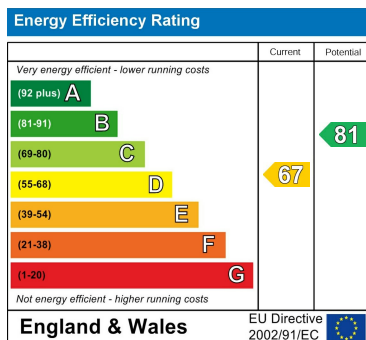
TOTAL FLOOR AREA : 1028 sq.ft. (95.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band

D

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the