



High Road, Leavesden

In Excess of £800,000

proffitt
& holt





High Road

Leavesden, Watford



Set on an impressive plot with a west-facing rear garden measuring approximately 125ft, this attractive three-bedroom detached family home offers spacious and versatile accommodation, together with exciting scope for further development or extension (subject to the necessary planning permissions).

The property features bright and open-plan living spaces, ideal for modern family living and entertaining, while the generous plot provides excellent potential to enhance and personalise the home. Upstairs, there are three well-proportioned bedrooms served by a large family bathroom.

Externally, the property continues to impress with a substantial driveway providing off-road parking for multiple vehicles, alongside a large garage offering additional storage or workshop space. The expansive west-facing garden enjoys plenty of afternoon and evening sun, creating the perfect setting for outdoor dining, family activities, or future landscaping opportunities.

Offering a rare combination of space, potential, and a highly desirable detached setting, this is an excellent opportunity for families, developers, or buyers seeking a home they can grow into and add value to over time.



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Getting into London could not be easier with Kings Langley mainline train station offering a 25-minute journey into London Euston. Junction 20 of the M25 is a drive of approximately two miles from the property.

Abbots Langley boasts a number of village shops and restaurants with local schools and churches being at the centre of the community.

The larger towns of both Watford and Hemel Hempstead are within a drive of approximately three miles, and both boast shopping & leisure centres, and numerous restaurants.

- Lots Of Development Potential (STPP)
- Detached Family Home On A Large Plot
- Large Garage
- Driveway For Multiple Vehicles
- West-Facing Garden Measuring Approx 125Ft
- Open-Plan Living Spaces
- 3 Comfortable Bedrooms
- Large Family Bathroom
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General Information

EPC – Energy Efficiency Rating: D

Council Tax Band: D

Tenure: Freehold

Services

Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

For broadband and mobile speeds see:

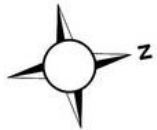
<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

Fixtures and Fittings

All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.







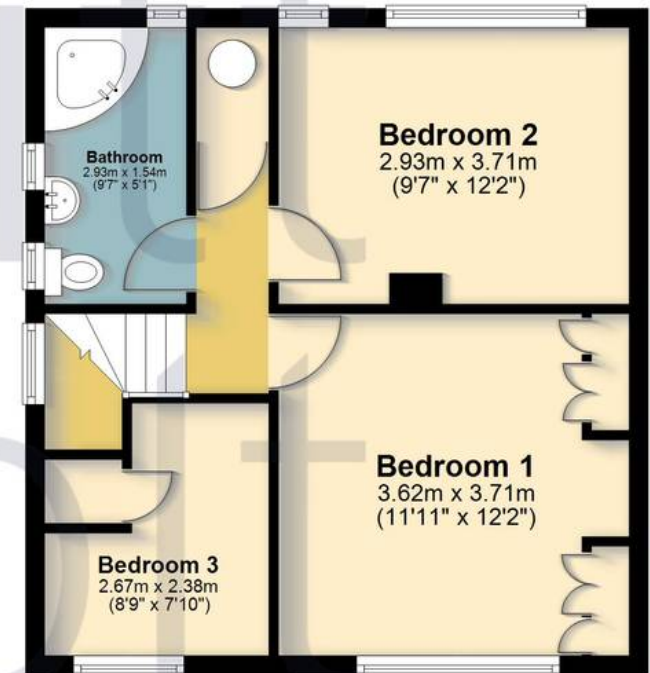
Ground Floor

Approx. 78.7 sq. metres (847.3 sq. feet)



First Floor

Approx. 41.3 sq. metres (444.2 sq. feet)



Total area: approx. 120.0 sq. metres (1291.5 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - Unauthorised reproduction prohibited.

Plan produced using PlanUp.





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