



Connells

Offord Grove
Leavesden WATFORD



Property Description

Connells are delighted to present this stylish and well maintained three bedroom modern home, ideally located in the popular Leavesden area of Watford. The property offers bright, well proportioned accommodation throughout and is finished in good decorative order, making it well suited to modern family living.

The ground floor comprises a welcoming entrance hall, guest cloakroom, and an impressive open plan kitchen / reception room extending to approximately 8.7m, providing an excellent space for both everyday living and entertaining. The fitted kitchen features a range of wall and base units, integrated appliances and generous storage, while doors open directly onto the rear garden, creating a seamless indoor-outdoor layout.

To the first floor are three well sized bedrooms, including a spacious principal bedroom with en suite shower room, along with a contemporary family bathroom. The landing also provides access to a boarded loft with ladder, offering valuable additional storage. Externally, the property benefits from a private rear garden with patio and lawn, as well as off street parking for two vehicles to the front. Situated close to local amenities, well regarded schools and excellent transport links including the M1 and M25, this property is ideally positioned for families and commuters alike.

Entrance Hall

Cloakroom

Downstairs Wc

Lounge/ Kitchen

Open-plan, two radiators, range of wall and base units, stainless steel sink with drainer, cooker point and cooker hood, washing machine, BOSCH dishwasher, storage, doors to rear patio.

First Floor Landing

Access to boarded loft with ladder.

Bedroom 1

Radiator, window.

Ensuite

Shower cubicle, extractor fan, window, WC.

Bedroom 2

Radiator, window.

Bedroom 3

Radiator, window.

Bathroom

Bath, shaver point, extractor fan, WC, wash hand basin, radiator, window.

Outside

Rear Garden

Patio area, lawn area.

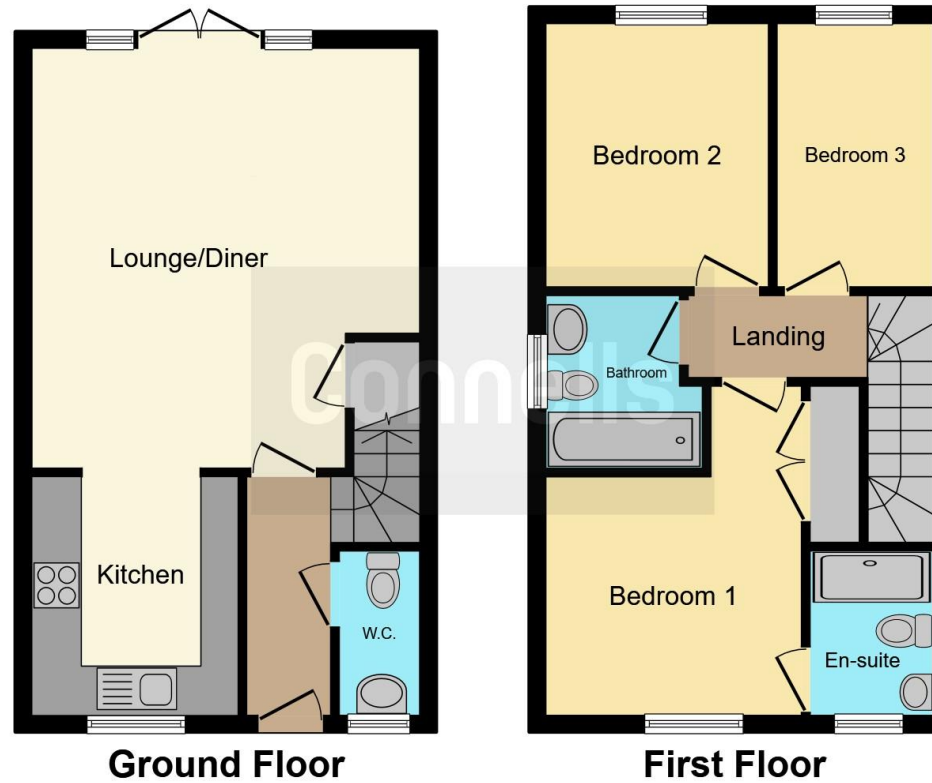
Front Garden

Off road parking.









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

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: A Council Tax
 Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/LEA103592



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