



Merlin Way, Leavesden

£515,000

proffitt  
& holt





## 7 Merlin Way

Leavesden, Watford

Sold with no upper chain, this modern home sits on a corner plot in a quiet road within this popular development, close to Leavesden Studios.

The accommodation is well laid out and tastefully decorated. The ground floor consists of an entrance hall with guest W/C, spacious formal sitting room and kitchen-diner which leads out to the garden. The kitchen itself has been refitted in a contemporary sleek handleless design and boasts a range of integrated appliances. To the first floor, there are 3 well appointed bedrooms and a refitted family bathroom.

Externally, the rear garden is larger than average and wraps round the house. Mainly lawned, there is also a decked area, ideal for entertaining and outside dining. Side access leads you to the front of the house, where there is a driveway and garage.





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Leavesden, Watford

The property is close to both Leavesden and Woodside parks, and the residential area of Leavesden is close to Abbots Langley where its High Street has a number of shops catering for most daily requirements. For a more comprehensive range of shopping facilities and amenities the larger towns of Watford and Hemel Hempstead are within approximately 3 miles drive. For the commuter, both Kings Langley mainline station and Watford Junction provide a service to London-Euston and Junction 20 of the M25 is approximately a distance of two miles.

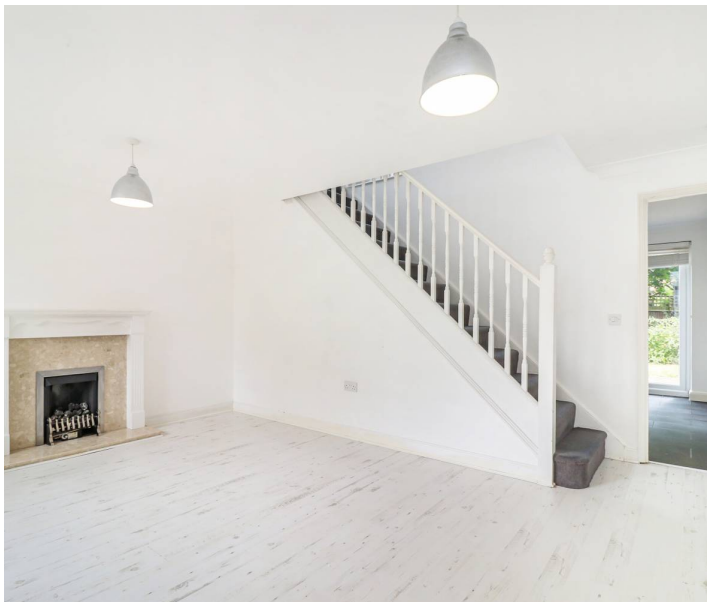
Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Quiet cul-de-sac
- No upper chain
- Corner plot
- Downstairs W/C
- Refitted kitchen and bathroom
- Kitchen-diner
- Garage and driveway





## General information

### Services

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

### Fixtures and fittings

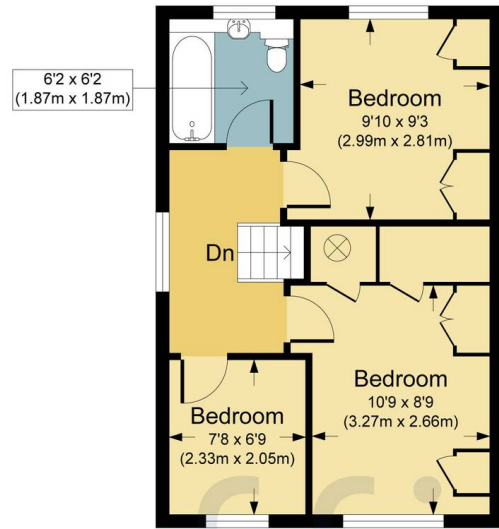
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.

*For broadband and mobile speeds see;*

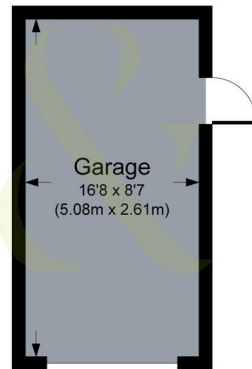
<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>



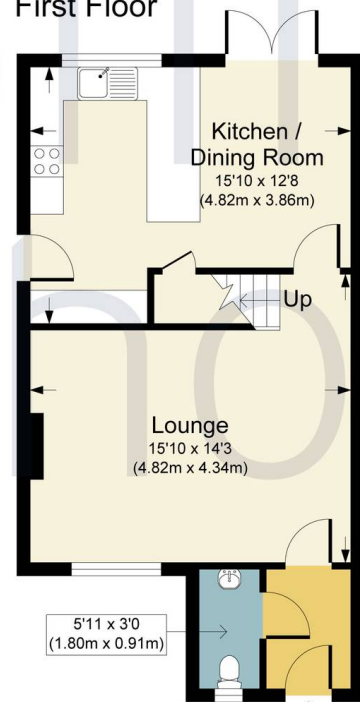




First Floor



Garage



Ground Floor

IN

MERLIN WAY, WD25

APPROX. GROSS INTERNAL FLOOR AREA 963.47 SQ FT / 89.51 SQ M. INC. GARAGE  
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