



Offord Grove, Leavesden

In Excess of £535,000

proffitt
& holt





Offord Grove

Leavesden, Watford

A well-presented and energy efficient family home on this popular modern development, close to Leavesden Studios. Having been upgraded by the current owners, it boasts a family friendly open-plan layout, plenty of storage, comfortable bedrooms with an en-suite to the master, as well as off street parking for 2 cars and potential to extend (STPP).

Further benefits include:

- Loft boarded with ladder
- Wall fixed decorated TV unit with bookshelves and drawers
- Wall bed in bedroom 2
- Exclusive wardrobe with attached dressing table (with lights)
- Renovated garden and patio
- Dedicated side entrance to the garden with solar lights fixed
- Solar Panels
- Branded white goods - washing machine and dishwasher with advanced options - Timer
- EV charging point
- Downstairs guest WC





Offord Grove

Leavesden, Watford

Conveniently situated in the popular and well-established residential development of Abbotswood Park, just off the A41 close to the villages of Abbots Langley and Kings Langley and just under two miles from Watford town centre. Leavesden is also extremely well placed for the commuter, offering easy access to all major motorway networks (J19 of the M25 - 1.5 miles, J5 of the M1 - 2.5 miles) and with Kings Langley mainline station approx. 2 miles away offering a fast and frequent service to London Euston. Leavesden Country Park covers an area of over 27 hectares and consists of walking/biking paths, a football pitch, wildlife areas, tennis courts, a children's play area and an outdoor gym for adults.



FEATURES

- Plenty of storage
- Open-plan living arrangement
- Spacious garden
- Off street parking for 2 cars
- Downstairs W/C
- En-suite to main bedroom
- Energy efficient
- Upgraded by current owners





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/>

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: A

EPC Environmental Impact Rating: A

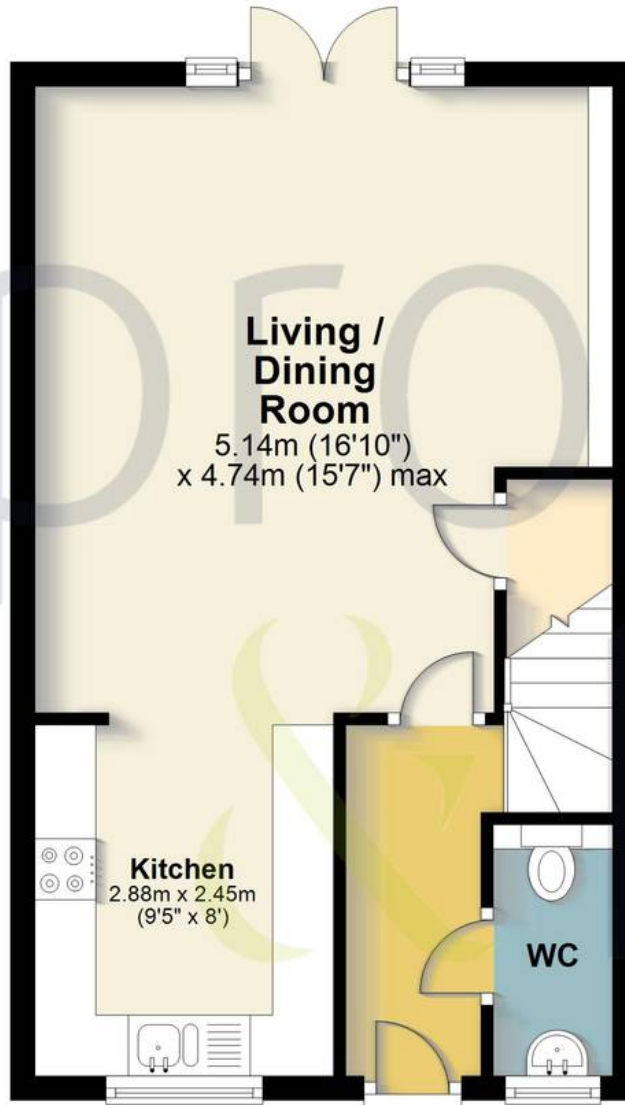






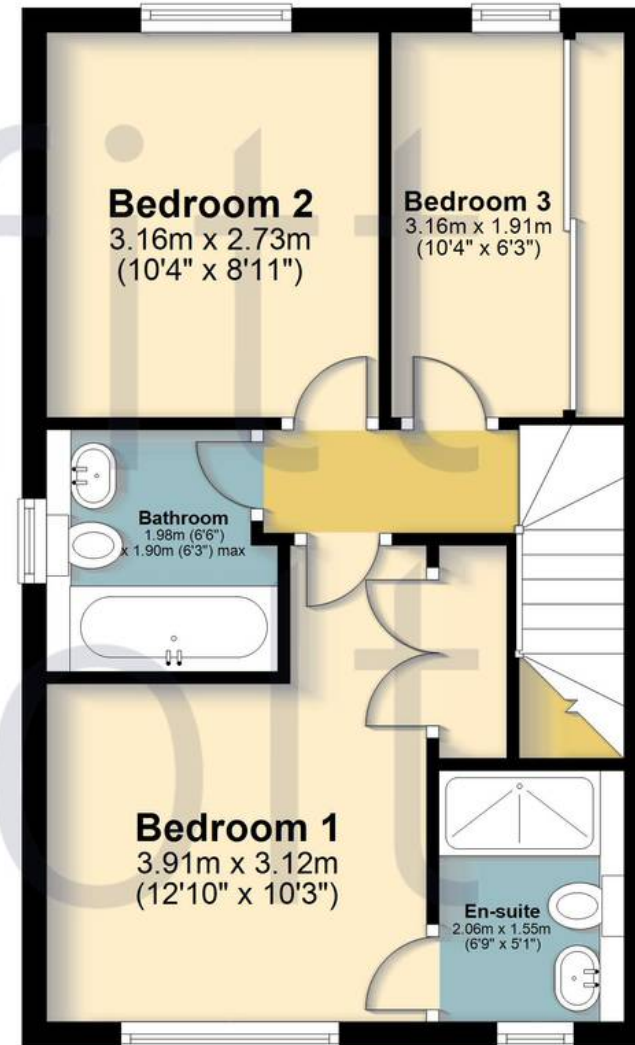
Ground Floor

Approx. 38.5 sq. metres (414.3 sq. feet)



First Floor

Approx. 38.5 sq. metres (414.9 sq. feet)



Total area: approx. 77.0 sq. metres (829.2 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.





Proffitt & Holt

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