



High Road, Leavesden

£500,000

proffitt
& holt





High Road

Leavesden, Watford

This spacious extended family home has been renovated throughout and immaculately kept by the current owners. Offering bright and airy rooms arranged over 2 floors, the property also boasts further potential to extend (STPP), should you require more bedroom space.

The ground floor is made up of a refitted kitchen, which has been tastefully designed in a classic shaker style with wooden herringbone floors, guest W/C and a fantastic living/dining room. This particularly large and bright room flows directly out to the gardens.

To the first floor there are 3 comfortable bedrooms and a refitted family bathroom. The current owners opted for a luxurious walk-in shower, however, it would be easy to replace this with a bath, if preferred.

Externally, the rear garden has been lovingly cared for and consists of separate patio and lawned areas, as well as pretty borders. A gate takes you out to the rear, where there is parking for 2 cars and access to the garage. To the front, there is a driveway and attractive front gardens.





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The property is close to both Leavesden and Woodside parks, with the residential area of Leavesden being 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 a drive of approximately three miles. For the commuter, both Kings Langley mainline station and Watford Junction mainline station provide a service to London, Euston and Junction 19 of the M25 is within easy reach.

EPC -Energy Environmental Rating: C

Council Tax band: D

Tenure: Freehold

- Extended on Ground Floor
- Bright and Airy Accommodation
- Refitted Kitchen and Bathroom
- Downstairs W/C
- Off Street Parking and Garage
- Immaculately Presented Throughout
- Further Potential to Extend (STPP)





For broadband and mobile speeds see:

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

General Information

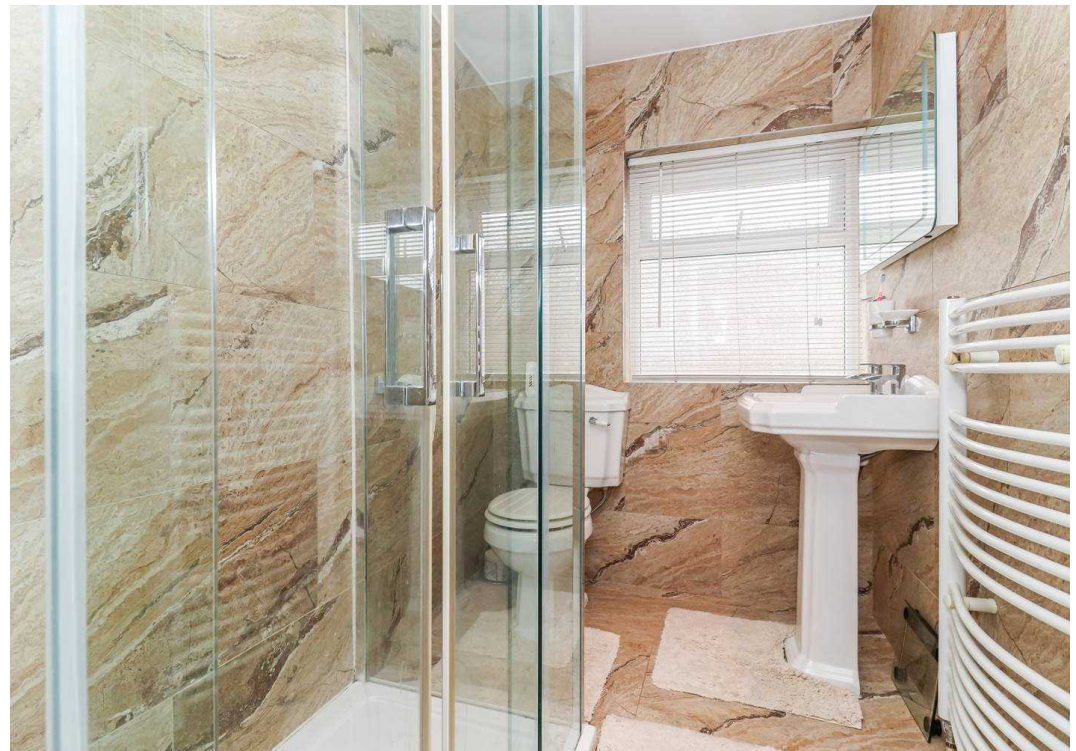
Services

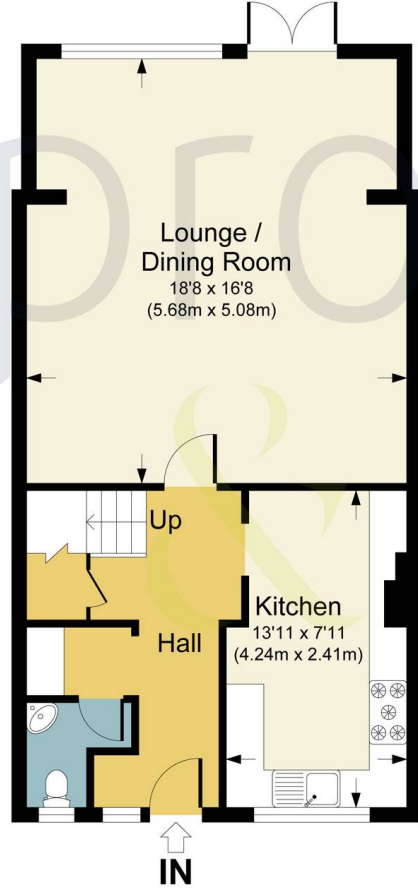
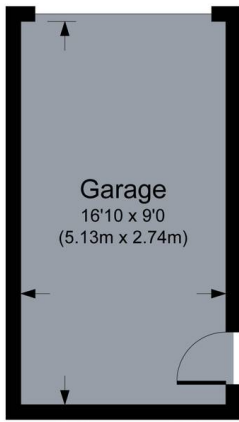
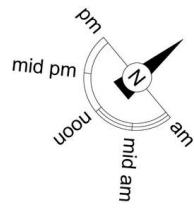
Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

Fixtures and Fittings

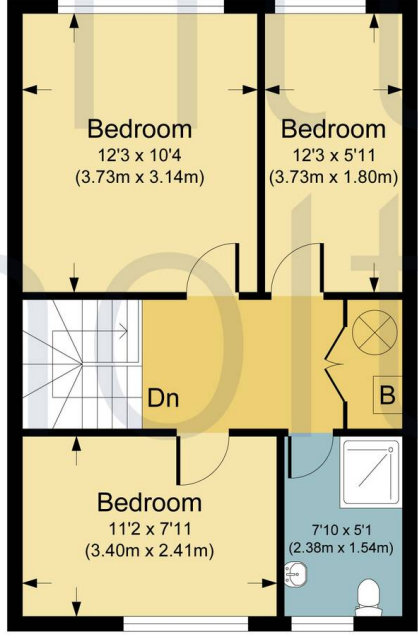
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.







Ground Floor



First Floor

HIGH ROAD, WD25

APPROX. GROSS INTERNAL FLOOR AREA 1135.05 SQ FT / 105.45 SQ M. INC. GARAGE
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