



Burbridge Road, Leavesden

£730,000

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## Burbridge Road

Leavesden, Watford

An immaculate and spacious 4-bedroom, 2-bathroom, semi-detached home set on this popular modern estate, close to Leavesden Studios and within a short walk of the beautiful and award-winning Leavesden Country Park, plus local shops.

The accommodation throughout is well-arranged and particularly spacious, with a lovely and bright living/dining room that flows out to the garden. The contemporary separate kitchen benefits from a number of integrated appliances and a comfortable breakfast area. Additionally, the ground floor offers a guest W/C and understairs storage cupboard both off the entrance hall, and there is a study/playroom accessed from the living/dining room. To the first floor, there are 4 well-appointed bedrooms with an impressive main bedroom that benefits from built-in wardrobes and an en-suite shower room, plus off the landing is the family bathroom.

Externally, the South-West facing rear garden is a well-manicured space with separate patio and lawned areas, designed to make the most of the afternoon and evening sun, plus there is a garden shed. To the front, there is off-street parking for multiple vehicles and an integral garage which could be converted to additional living space, if required (STPP).





## Burbridge Road

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.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Spacious family home on a modern development
- Immaculately presented throughout
- Downstairs W/C
- Contemporary kitchen-breakfast room
- Master bedroom with en-suite
- Large and bright living and dining room
- South-West facing garden
- Off street parking and integral garage





## 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.

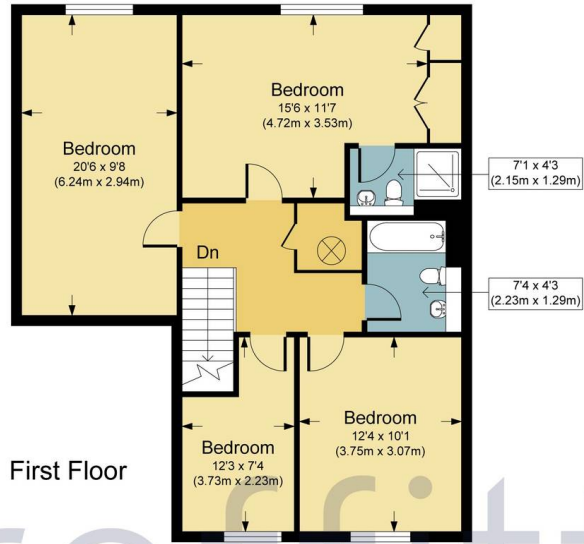
### Fixtures and fittings

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

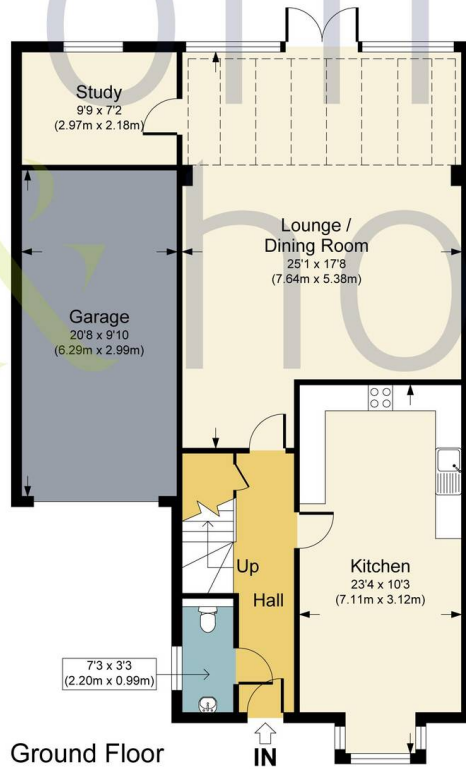
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BURBRIDGE ROAD, WD25

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# Proffitt & Holt

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