



High Road, Leavesden

£795,000

proffitt
& holt





High Road

Leavesden, Watford

Proffitt and Holt are delighted to offer to the market this rarely available, four bedroom detached 1800'S family home boasting an abundance of character features and within close proximity to a host of nearby transport links and local amenities.

The property has been tastefully upgraded by the current vendors and is well presented throughout, whilst retaining many period features.

The internal accommodation comprises entrance porch, reception hall, living room, dining room, kitchen, downstairs shower room and conservatory. There is also a cellar accessed from the spacious entrance hall.

To the first floor there are four well-proportioned double bedrooms and a generous family bathroom. Externally the property excels with ample parking via a side gate, a double garage and a mature and well-manicured garden to the rear.

To arrange an internal inspection please contact leading local agent Proffitt and Holt.





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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. It also sits conveniently on a major bus route and within the catchment area for 2 outstanding Secondary Schools.



Council Tax band: F

Watford Borough Council

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: E





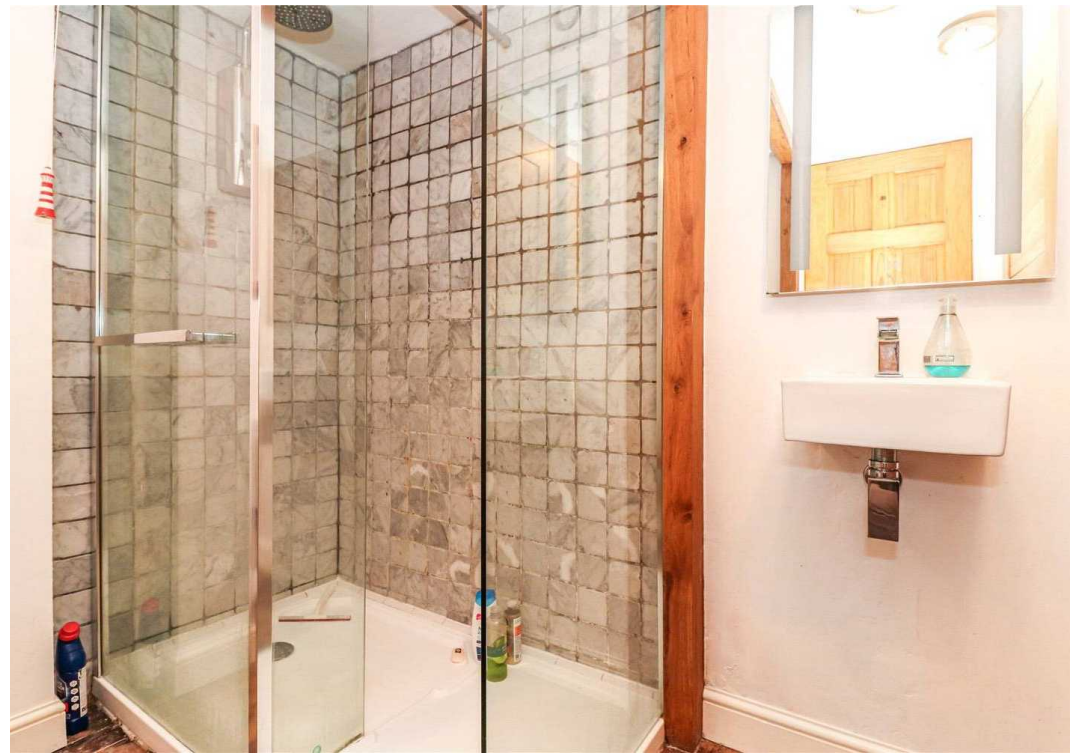
FEATURES

- Four Bedrooms
- Three Reception Rooms
- Two Bathrooms
- Detached
- Character Property
- Close to Transport Links
- Double Garage
- Well-Presented Throughout

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IVY COTTAGE, HIGH ROAD, WD25

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Proffitt & Holt

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