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**HIGH ROAD
LEAVESDEN, WATFORD
HERTS WD25 7DX**

*** THREE BEDROOMS * LOUNGE AND DINING ROOM * DOUBLE GLAZING *
* GAS CENTRAL HEATING * 45' REAR GARDEN * OFF STREET PARKING FOR 3 CARS *
* NO UPPER CHAIN ***

NO UPPER CHAIN. Three bedroom semi detached family home with off street parking and offers SPACIOUS ACCOMMODATION. In need of modernisation but has been realistically price to take works into account. Full gas fired central heating and double glazing.

Situated close to excellent amenities including the M1 and M25 major road links and within 3 miles of Watford's town centre and also close to St. Albans city centre, both of which offer excellent shopping and leisure facilities.

GUIDE PRICE £399,000 ... FREEHOLD

These particulars are intended only to give fair description of the property, as a guide to prospective buyers. Accordingly, a) their accuracy is not guaranteed and neither Claytons nor the Vendor(s) accept any liability in respect of their contents; b) they do not constitute an offer or contract of sale, and c) any prospective purchaser should satisfy themselves by inspection or otherwise as to the correctness of any statements or information on these particulars.

PORCH

Front door to:

HALL

Side aspect . Radiator. Understairs store cupboard.

LOUNGE

15' 10" x 12' 2" (4.83m x 3.71m)

Front aspect double glazing. Gas fire. Radiator.



DINING ROOM

10' 2" x 9' 0" (3.1m x 2.74m)

Radiator. Sliding double glazed patio door to conservatory



CONSERVATORY

10' 0" x 8' 1" (3.05m x 2.46m)

Sliding door to rear garden



KITCHEN

10' 0" x 9' 7" (3.05m x 2.92m)

Fitted in wooden units with laminated work top surfaces and single drainer sink unit. Plumbed for washing machine. Gas cooker point. Wall mounted Potterton central heating boiler. Radiator. Rear aspect double glazing. Door to:



SIDE LEAN TO/UTILITY AREA

20' 1" x 8' 2" (6.12m x 2.49m)

Providing side access to the rear garden. Power and light and incorporates a store shed and guest WC



STAIRS TO LANDING

Side aspect frosted double glazing. Access to loft. Airing cupboard houses the hot water tank.

BEDROOM 1

12' 7" x 11' 0" (3.84m x 3.35m)

Front aspect double glazing. Radiator.



BEDROOM 2

11' 0" x 10' 2" (3.35m x 3.1m)

Rear aspect double glazing. Radiator.



BEDROOM 3

9' 0" x 7' 9" (2.74m x 2.36m)

Front aspect double glazing. Radiator.



SHOWER ROOM

Comprising of a fully tiled shower cubicle, low level WC, wash hand basin and bidet. Side and rear aspect glazing.

FRONTAGE

Block paved off street parking for 3 cars

REAR GARDEN

Extends 45' and enclosed by timber fencing and hedging. Outside water tap.



📞 VIEWING BY APPOINTMENT THROUGH CLAYTONS 01923 677755

NB 1) We have not tested any appliances and/or services mentioned in these property particulars and do not intend to imply they are in full working order. Photographs are for illustrative purposes only and may show items that are not included in the sale of this property. 2) Due to Money Laundering Regulations 2003 we will ask all prospective purchasers for identification. 3) Buyers should seek verification from their solicitor about the legal title of this property.

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DETAILS BY EMAIL

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