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Claytons 



**LEGGATTS RISE  
WATFORD  
WD25 0BL**

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A TRULY STUNNING 4 BEDROOM FAMILY HOME ! Refurbished to the highest standard, we are delighted to offer for sale this bright, spacious and luxuriously equipped family home that features 3 SHOWER ROOMS/BATHROOMS, a LARGE KITCHEN/BREAKFAST ROOM with BI-FOLDING DOORS opening onto an immaculate rear garden, double glazing, utility room and off street parking. The property features a LOFT CONVERSION comprising of a double bedroom with shower room/WC and a separate fully equipped kitchen.

Leggatts Rise is ideally located for access to several major road links, local shops/supermarkets and numerous local schools. An early viewing is strongly recommended!

**GUIDE PRICE OF £510,000 ... 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.

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## **ENCLOSED PORCHWAY**

Tiled floor. Spot lit ceiling. Front door into:

## **HALLWAY**

Side aspect frosted double glazing. Tiled floor. Radiator. Underfloor electric heating. Skirting lighting on staircase leading to first floor.



## **RECEPTION ROOM**

14' 9" x 11' 8" (4.5m x 3.56m)

Front aspect double glazing. Radiator. Spot lit ceiling. TV point.



## **KITCHEN/DINING ROOM**

18' 3" x 10' 0" (5.56m x 3.05m)

Luxury range of white wall and base level units with marble effect laminated worktop surfaces. Single drainer sink unit with chrome mixer taps. Integrated oven. 4 ring gas hob and overhead extractor hood. Tiled floor. Radiator. Spot lit ceiling. Understairs storage cupboard. Underfloor electric heating. Bi-folding doors lead out to the rear garden. Door to enclosed side extension.



## **KITCHEN/DINING ROOM**



### **ENCLOSED SIDE EXTENSION**

18' 7" x 6' 0(max)" (5.66m x 1.83m)

Enclosed side extension with front and rear access. Guest shower room/WC. Fully tiled comprising of a shower cubicle. Vanity wash hand basin. Low level WC. Chrome heated towel rail. Front aspect frosted double glazing. Utility area houses the Main hot water cylinder. Plumbing for washing machine. Wall mounted Vailant central heating boiler. Radiator.

### **FIRST FLOOR LANDING**

Spacious first floor landing with side aspect frosted double glazing.



### **BEDROOM 2**

10' 2" x 12' 7" (3.1m x 3.84m)

Front aspect double glazing. Radiator. Spot lit ceiling.



### **BEDROOM 3**

10' 3" x 11' 6" (3.12m x 3.51m)

Rear aspect double glazing. Radiator. Spot lit ceiling.



## **BEDROOM 4**

7' 9" x 7' 6" (2.36m x 2.29m)

Front aspect double glazing. Radiator. Spot lit ceiling.



## **BATHROOM**

A luxury fully tiled white suite comprising of a panel enclosed bath with wall mounted power shower attachment and glass folding shower screen. Vanity wash hand basin. Low level WC. Spot lit ceiling. Extractor fan.



## **STAIRCASE TO SECOND FLOOR LANDING**

## **SHOWER ROOM**

Off the landing. A fully tiled luxury suite comprising of a large independent corner shower cubicle. Vanity wash hand basin. Low level WC. Chrome heated towel rail. Spot lit ceiling. Extractor fan. Rear aspect frosted double glazing.



## **BEDROOM 1**

14' 2" x 13' 1" (4.32m x 3.99m)

Side aspect frosted double glazing. Spot lit ceiling. Front aspect Velux window. Radiator. Eaves storage. Door to:



## **KITCHEN**

10' 6" x 5' 8" (3.2m x 1.73m)

A newly installed luxury fitted kitchen comprising of white wall and base level units with hardwood effect laminated worktop surfaces. Integrated oven. 4 ring hob and overhead extractor hood. Single drainer stainless steel sink unit with mixer taps. Space for a fridge and a separate freezer. Radiator. Laminate flooring. Spot lit ceiling. Rear aspect double glazing.

## **REAR GARDEN**

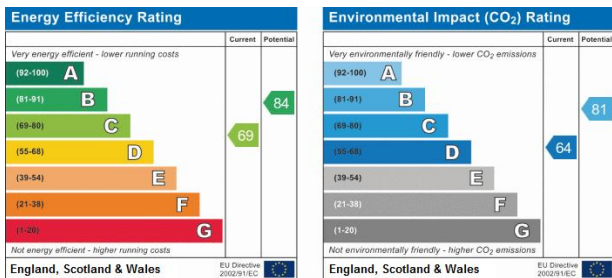
40' 0" x 0' 0" (12.19m x 0m)

Extends 40'. Covered patio area which leads to a mainly lawned garden with paved pathways and a large store shed. Garden is enclosed by timber fencing.



## **OFF STREET PARKING**

Block paved off street parking to the front.



## 📞 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.

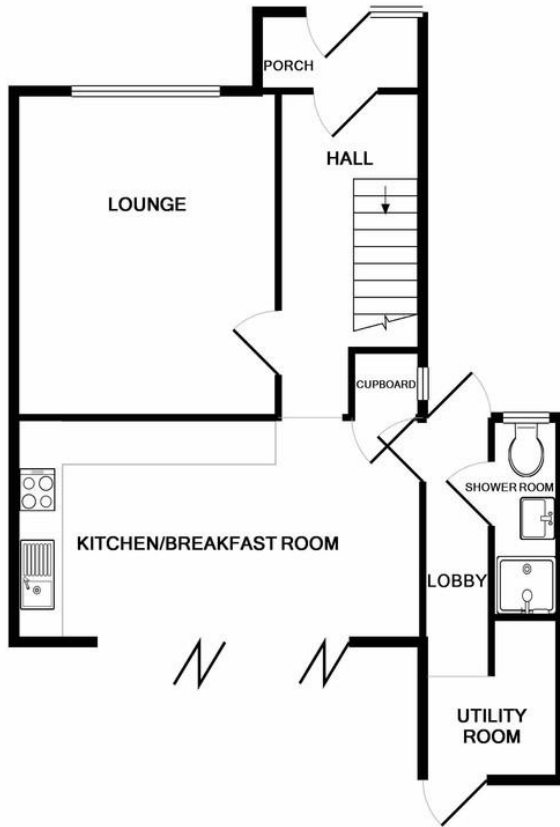
### FREE VALUATIONS & MARKETING ADVICE

Can we assist you in the sale of your property? If your home is situated within the catchment area of one of our sales offices we would be pleased to offer you a free valuation and market appraisal, a service which we provide without obligation. Competitive fees are always available for both sole and multiple agency. Please contact David Clayton on 01923 677755.

### DETAILS BY EMAIL

We can now send you full colour sales particulars by email. If you would like to receive details in this way please either telephone us with your address or send an e mail to [sales@claytons.co.uk](mailto:sales@claytons.co.uk)

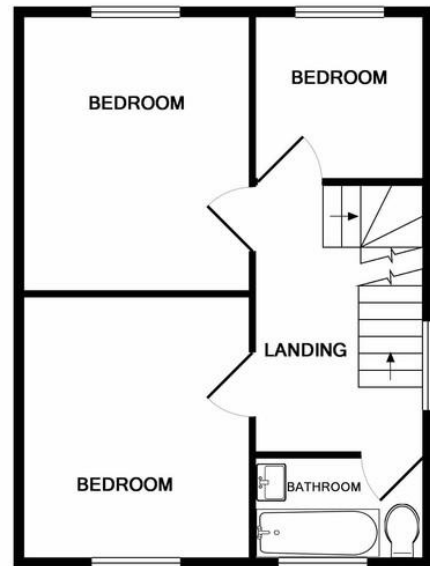
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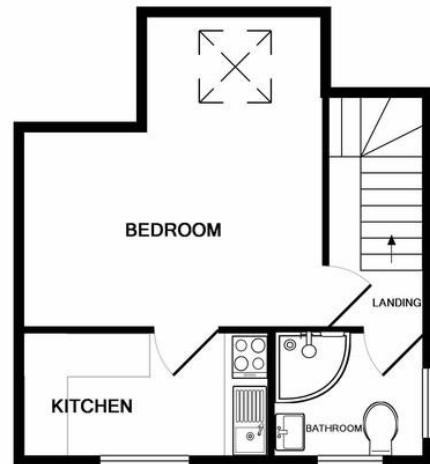
GROUND FLOOR  
APPROX. FLOOR  
AREA 601 SQ.FT.  
(55.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1405 SQ.FT. (130.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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1ST FLOOR  
APPROX. FLOOR  
AREA 469 SQ.FT.  
(43.6 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 336 SQ.FT.  
(31.2 SQ.M.)