

HARRY CHARLES

Property Specialists



Leavesden Road, Watford, WD24 5EB

Price £400,000



** THREE BEDROOM OFF LANDING TERRACED HOME - OFF ROAD PARKING TO REAR - RE-FITTED KITCHEN - LOUNGE/DINER- ENTRANCE HALL - DOWNSTAIRS BATHROOM - COURTYARD REAR GARDEN - WELL POSITIONED FOR WATFORD JUNCTION MAINLINE RAILWAY STATION **

We are delighted to be favoured with Sole agency instructions to offer for sale this well presented three bedroom terraced home well positioned for Watford Junction mainline railway station on Leavesden Road. The property benefits from an entrance hall, lounge/diner, re-fitted kitchen and bathroom to the ground floor. To the first floor are three well proportioned bedrooms - all off the landing - and there is a cupboard recess off of the master bedroom. Externally there is a courtyard rear garden which leads to the off road parking which is accessed off of a service road. In order to avoid disappointment please contact us without delay to arrange an early appointment to view.

- Three Bedroom Home
- Lounge/Diner
- 3 Bedroom Off Landing
- Courtyard Rear Garden
- Ideally Positioned For Watford Junction

- Off Road Parking To Rear
- Re-fitted Kitchen
- Downstairs Bathroom
- Council Tax Band C



Floor Plan

3 Bedroom Terraced House Leavesden Road Watford

Backyard
4.83m x 4.61m
15'8" x 15'1"

Kitchen
3.51m x 3.10m
11'5" x 10'2"

Bathroom
2.21m x 1.41m
7'3" x 4'7"

Reception Room
4.45m x 3.66m
14'6" x 12'0"

Store

Bedroom 2
3.73m x 2.50m
12'2" x 8'2"

Bedroom 1
2.80m x 1.99m
9'4" x 6'5"

Master Bedroom
3.64m x 3.45m
11'9" x 11'3"

Dressing Room
1.03m x 0.85m
4'5" x 2'8"

Total approx ground floor area 36m2/388sqft

Total approx first floor area 31m2/334sqft

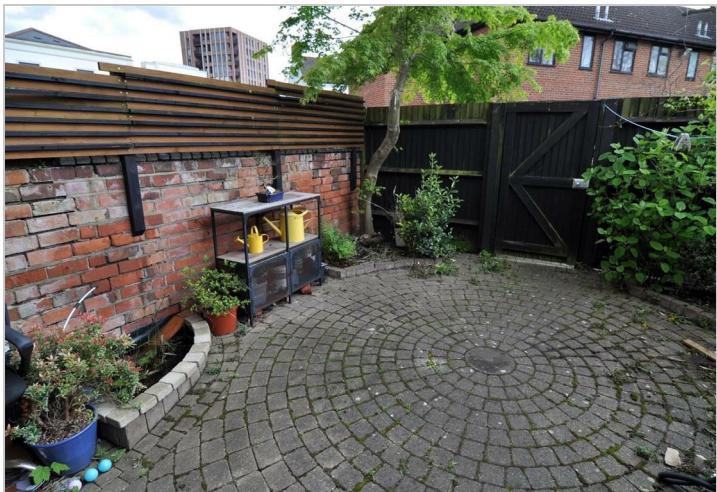
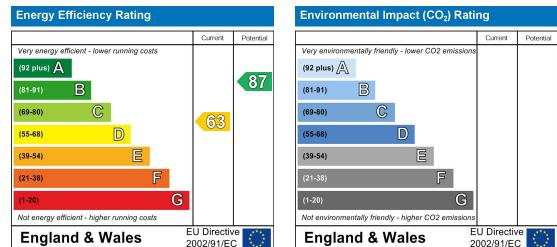
Total approx internal floor area 67m2 (722sq.ft).

This floor plan is for illustrative purposes only and should be used only for this purpose by prospective applicants as it is not to scale.

Area Map



Energy Efficiency Graph



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