



High Road

Leavesden, WD25 7ED

Guide Price £1,100,000

This truly outstanding luxury semi detached residence offers a unique blend of contemporary elegance, generous proportions, and versatile family living. Set in 2,364 sq ft, the property has been beautifully presented throughout.

At the heart of the home lies a stunning open-plan kitchen, dining and family space, thoughtfully designed for both everyday living and effortless entertaining. Flooded with natural light, this expansive area creates a seamless social hub, while the well-appointed kitchen offers both style and functionality for modern family life.

The property boasts four spacious double bedrooms, two of which benefit from luxurious en-suite facilities, alongside a beautifully finished family bathroom.

A dedicated cinema room offers the perfect retreat for relaxing evenings, while a separate home office provides an ideal environment for remote working. Further enhancing the practicality of the home is a substantial utility room, discreetly positioned away from the main living areas.

Outside, the property continues to impress. The beautifully maintained, expansive rear garden provides a wonderful setting for both family enjoyment and outdoor entertaining. A stylish covered pergola creates an inviting all-season outdoor living space. The property also benefits from a detached garage, offering additional storage, workshop potential or secure parking, alongside ample off-street parking for multiple vehicles.

Combining sophisticated interiors with exceptional living space both inside and out, this remarkable home presents a rare opportunity to acquire a truly distinctive property in one of Leavesden's most desirable settings!

Viewing

Please contact our Abbots Langley Office on 01923262666 if you wish to arrange a viewing appointment for this property or require further information.

- Exceptional Semi Detached 4 Bed Family Home In Leavesden
- Four Double Sized Bedrooms Inc Two Ensuites
- Cinema Room
- Open Plan Kitchen, Dining And Family Room
- Large Home Office Space
- Large Utility Area
- Detached Double Garage
- Off Street Parking For Several Cars
- Expansive Rear Garden With Covered Pergola
- Short Distance To Local Amenities And Transport Links



Ground Floor
Approx. 105.7 sq. metres (2343.6 sq. feet)
(including double garage)

Double Garage
5.2m x 5.3m
(17'10" x 17'6")

Cinema Room
11.1m x 8.93m
(36'5" x 29'3")

Kitchen
3.22m (10'7") max
x 4.24m (13'11")

Lounge/Dining Room
7.05m x 4.97m
(23'2" x 16')

Office
4.2m x 5.55m
(13'8" x 18'3")

WC

Utility Room
1.85m x 3.55m
(6'1" x 11'8")

Entrance Hall

First Floor
Approx. 150.3 sq. metres (1579.5 sq. feet)

Bedroom
3.55m x 4.74m
(11'8" x 15'6")

Bathroom

Landing

Bedroom
2.8m x 3.77m
x 4.82m (15'2")

Bedroom
4.55m (15'1") max
x 3.54m (11'6")

En-suite

En-suite

Bedroom
2.61m (8'7") max
x 4.82m (15'2")

Total area approx. 218.6 sq. metres (2364.0 sq. feet)

The floor plans are for general guidance only and are not intended to be used as a basis for construction. The dimensions and areas are approximate and should not be relied upon. The floor plans are for general guidance only and are not intended to be used as a basis for construction. The dimensions and areas are approximate and should not be relied upon. The floor plans are for general guidance only and are not intended to be used as a basis for construction. The dimensions and areas are approximate and should not be relied upon.

Energy Efficiency Rating

Very energy efficient - lower running costs

(92-100) **A**

(81-91) **B**

(69-80) **C**

(55-68) **D**

(39-54) **E**

(21-38) **F**

(1-20) **G**

Not energy efficient - higher running costs

Current: 68 Potential: 76

EU Directive 2002/91/EC

England & Wales

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO₂ emissions

(92 plus) **A**

(81-91) **B**

(69-80) **C**

(55-68) **D**

(39-54) **E**

(21-38) **F**

(1-20) **G**

Not environmentally friendly - higher CO₂ emissions

Current: 68 Potential: 76

EU Directive 2002/91/EC

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