

Connells

Ivy Close
Leavesden Watford

Ivy Close
Leavesden Watford WD25 7NQ

for sale offers in excess of
£770,000







Property Description

Connells are delighted to present this beautifully extended four-bedroom semi-detached family home, ideally situated on the sought-after Ivy Close in Leavesden.
This impressive property boasts three bathrooms, a downstairs WC, a spacious lounge, an open-plan kitchen/diner, a gym/garage, private rear garden and off-street parking via a driveway.

The ground floor comprises a welcoming entrance hall leading to a bright and comfortable lounge, To the rear of the property is a superb kitchen/diner, with ample room for dining and direct access to the garden. A convenient downstairs WC, utility room and access to the versatile gym/garage complete the ground floor accommodation.

On the first floor, the landing provides access to well-proportioned bedrooms and modern bathroom facilities. The property offers four generously sized bedrooms, with the benefit of three bathrooms, including en-suite facilities, making it an ideal choice for growing families or those requiring flexible living arrangements.

Externally, the property continues to impress with a well-maintained rear garden offering a private outdoor space for entertaining, gardening or family enjoyment. To the front, a driveway provides off-street parking for multiple vehicles.

Ivy Close is well positioned for a range of local amenities, reputable schools, transport links and green open spaces. This fantastic family home combines space, comfort and convenience, making it an opportunity not to be missed.

Hallway

Downstairs Wc

Lounge

Kitchen/Diner

Utility Room

Gym/Garage

Landing

Bedroom One

En-Suite

Bedroom Two

En-Suite

Bedroom Three

Bedroom Four

Bathroom

Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







Ground Floor **First Floor**





Total floor area 175.9 m² (1,893 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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To view this property please contact Connells on

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Abbots Langley WD25 7NG

EPC Rating: B

Council Tax Band: F

view this property online connells.co.uk/Property/LEA103838

Tenure: Freehold

The Property Ombudsman

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.