



Connells

Meadow Road
WATFORD

Meadow Road WATFORD WD25 0HZ

for sale guide price
£625,000



Property Description

Located on a quiet residential road in the highly sought-after Kingswood area of Watford, this beautifully extended four-bedroom semi-detached family home offers spacious and versatile accommodation arranged over three floors. The property is ideally positioned for highly regarded local schools, including Kingsway Infant & Junior School and Stanborough School, while also benefiting from excellent transport links via Watford North, Garston and Watford Junction stations, as well as convenient access to the M1 and M25.

The accommodation is bright, stylishly presented and perfectly suited to modern family living. The ground floor comprises a welcoming living room, a stunning fitted kitchen/dining room that serves as the heart of the home, and a useful lean-to providing additional storage together with a practical utility area.

On the first floor are three well-proportioned bedrooms and a contemporary family bathroom. The impressive loft conversion creates a superb principal bedroom suite occupying the entire top floor, complete with its own en-suite shower room and ample storage.

Outside, the property continues to impress with off-road parking to the front and a generous rear garden, ideal for entertaining and family enjoyment. At the rear of the garden are a garage and a versatile outbuilding that is currently suited for use as a home office, studio or gym, perfect for today's flexible working requirements.

Kingswood remains one of North Watford's most popular roads.

Entrance Porch

Entrance Hall

Front door.

Lounge

11' 7" x 11' 3" (3.53m x 3.43m)

Kitchen/ Diner

20' 7" x 16' 3" (6.27m x 4.95m)
Fitted kitchen, stainless steel sink with drainer, cooker and hob, feature skylight windows, doors to garden.

Lean To

Storage plus utility space.

First Floor Landing

Bedroom 2

13' x 10' 2" (3.96m x 3.10m)
Bay window.

Bedroom 3

11' 11" x 10' 3" (3.63m x 3.12m)
Bay window.

Bedroom 4

6' 6" x 6' 4" (1.98m x 1.93m)

Bathroom

Bath, shower cubicle, wash hand basin, WC;

Second Floor

Loft Room/ Master Bedroom

16' 10" x 11' 2" (5.13m x 3.40m)
Feature window.

Ensuite Shower Room

Shower cubicle, wash hand basin, WC.

Outside

Rear Garden

Garage

Outbuilding

15' 3" x 8' 5" (4.65m x 2.57m)

Used as an office.

Front Garden

Paved for off road parking.

Agents Note:

Please note that the AML fee covers 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.





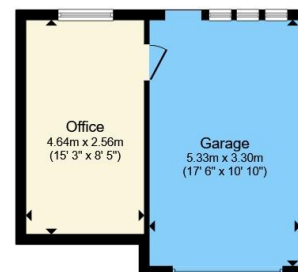
Ground Floor



First Floor



Second Floor



Outbuilding

Total floor area 150.0 m² (1,614 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

Connells



To view this property please contact Connells on

T 01923 674504

E leavesden@connells.co.uk

1 Cunningham Way Leavesden
Abbots Langley WD25 7NG

EPC Rating: D Council Tax
Band: D

view this property online connells.co.uk/Property/LEA103724

Tenure: Freehold



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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: LEA103724 - 0003