



High Road, Leavesden

In Excess of £375,000

proffitt  
& holt





## High Road

Leavesden, Watford

Proffitt and Holt are delighted to offer to the market this two bedroom freehold property located on Leavesden High Road and within close proximity to a host of nearby transport links including the M1,M25 and A41.

The property is offered to the market with NO UPPER CHAIN and the internal accommodation comprises entrance hall, living/dining room, kitchen and conservatory to the ground floor.

To the first floor there are two well proportioned bedrooms, a family bathroom and a separate WC.

Externally, the property boasts driveway parking to the front and a generous and private garden to the rear.

To arrange an internal inspection please contact leading local agent Proffitt and Holt.





## High Road

Leavesden, Watford

Getting into London could not be easier with Kings Langley mainline train station offering a 25-minute journey into London Euston. Junction 20 of the M25 is a drive of approximately two miles from the property. Abbots Langley boasts a number of village shops and restaurants with local schools and churches being at the centre of the community. The larger towns of both Watford and Hemel Hempstead are within a drive of approximately three miles, and both boast shopping & leisure centres, and numerous restaurants.

Council Tax Band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Two Bedrooms
- NO UPPER CHAIN
- Generous Rear Garden
- Driveway Parking
- Freehold
- Excellent Potential





## General Information

### Services

Mains, electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

### Fixtures and Fittings

All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.

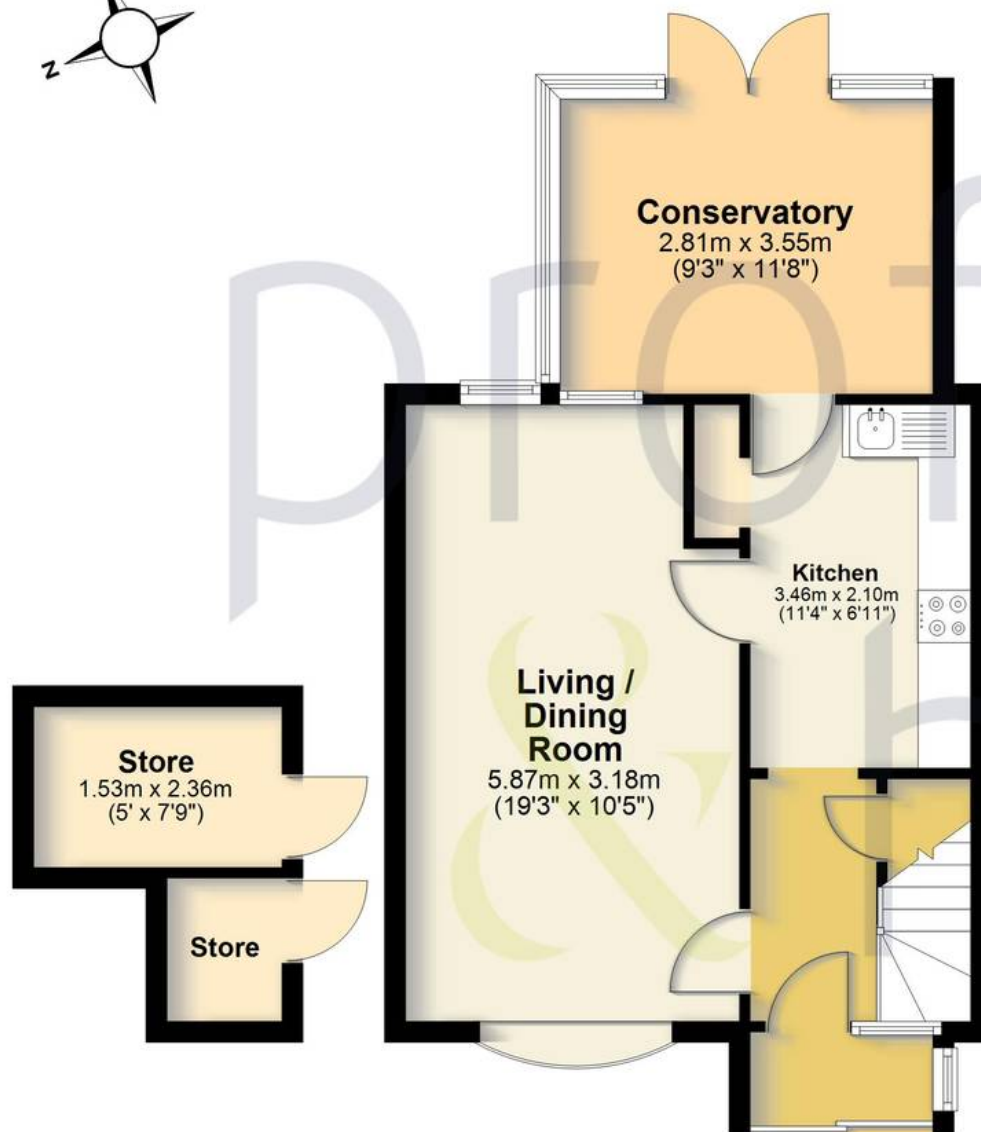
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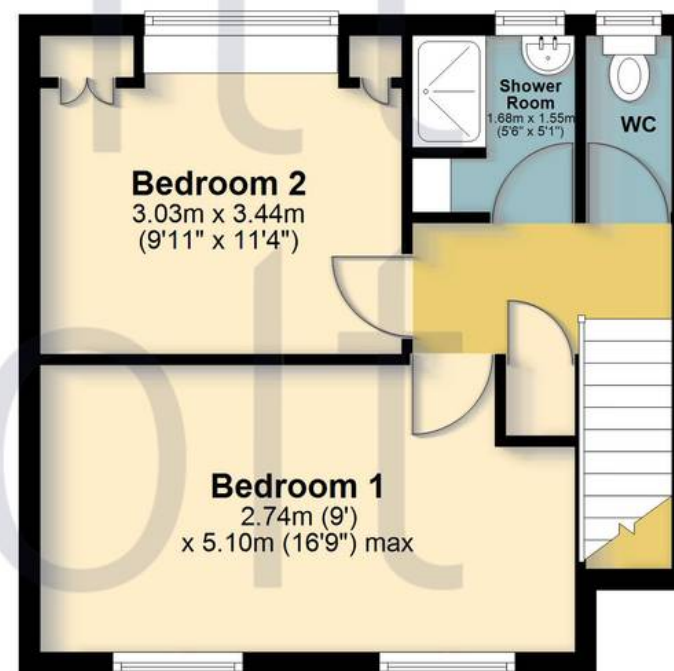
## Ground Floor

Approx. 48.8 sq. metres (525.2 sq. feet)



## First Floor

Approx. 34.6 sq. metres (372.3 sq. feet)



Total area: approx. 83.4 sq. metres (897.4 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings -

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Plan produced using PlanUp.





## Proffitt & Holt

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