

NO ONWARD CHAIN – GENEROUSLY PROPORTIONED 3 BEDROOM FAMILY HOME ENJOYING AN ATTRACTIVE OPEN OUTLOOK

Leggatts Way, Watford, Hertfordshire, WD24 5ND

ROBSONS

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NO ONWARD CHAIN • LIVING/DINING ROOM • GENEROUS KITCHEN/BREAKFAST ROOM • THREE GOOD-SIZED BEDROOMS • MODERN FAMILY BATHROOM • REAR GARDEN • GARAGE • OFF-STREET PARKING • SCOPT TO EXTEND (STPP)

Description

Offered with no onward chain, this spacious and well-presented three-bedroom family home offers generous accommodation, an attractive outlook and excellent potential to extend (STPP)

At the heart of the home is a spacious open-plan living and dining room, providing a wonderful setting for both family life and entertaining. A feature fireplace creates an attractive focal point, adding warmth and character to this generous reception space.

The property also benefits from a generous kitchen/breakfast room, fitted with a wide selection of units and incorporating a breakfast bar, space for freestanding appliances and French doors opening directly onto the rear garden.











There are three genuinely good-sized bedrooms, comprising two comfortable double bedrooms and a third bedroom which is also large enough to accommodate a double bed. These are complemented by a contemporary family bathroom.

Ideally positioned for families and commuters alike, the property is within walking distance of Watford Junction Station, offering fast and convenient services into London Euston. A bus route directly opposite provides easy access to a number of local excellent secondary schools, while Orchard and Beechfield Primary Schools are both just a short walk away. Local amenities are also conveniently close by.

Externally, the property enjoys a rear garden, driveway and a garage.

Location

Excellent public transport links include nearby bus services providing convenient access to many of the area's secondary schools, while Watford North and Watford Junction stations offer fast rail services into London Euston.

Additional Information

Tenure: Freehold
Local Authority: Watford Borough Council
Council Tax Band: C
Energy Efficiency Rating: D
PERSONAL INTEREST We hereby disclose that a Personal Interest exists which constitutes a Declarable Interest under the Estate Agents Act 1979.

For additional information, please refer to www.robsonsweb.com or call us on: 01923 777762.

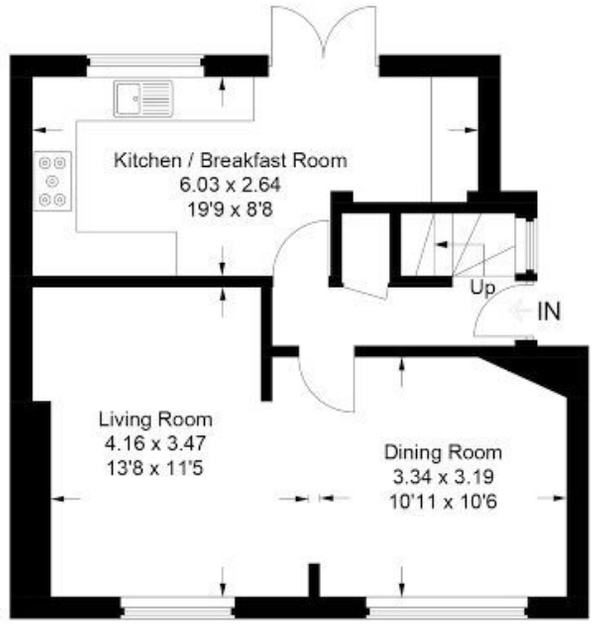




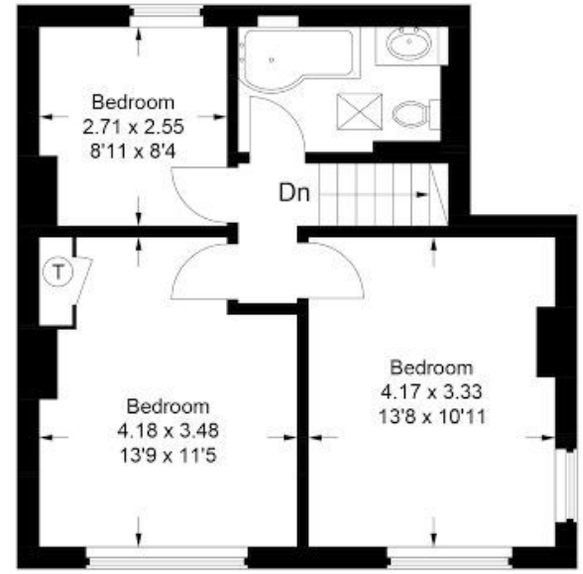


8 Leggatts Way

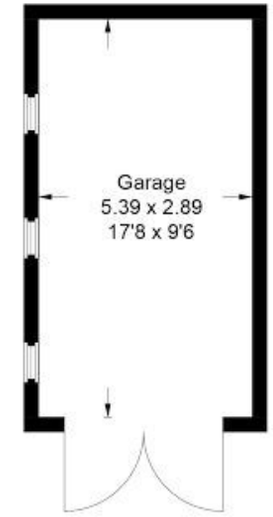
Approximate Gross Internal Area
Ground Floor = 47.9 sq m / 515 sq ft
First Floor = 45.2 sq m / 486 sq ft
Garage = 15.7 sq m / 169 sq ft
Total = 108.8 sq m / 1,170 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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