





A RARE OPPORTUNITY to purchase this well-cared-for, cherished family home in Leavesden. Offered for sale **CHAIN FREE**, this **THREE-BEDROOM** family home has vast **POTENTIAL TO EXTEND**, subject to the usual consents, and offers **OFF ROAD PARKING** for at least three vehicles.

Guide Price: £600,000

This delightful property boasts spacious rooms and plenty of natural light, creating a welcoming and comfortable living space, and offers accommodation to include, on the ground floor, a large lounge with feature fireplace, a dining room with patio doors leading out to the home's pleasant garden, and a fully fitted kitchen with additional storage space. On the first floor, there are three well-proportioned bedrooms, with the main bedroom benefitting from built-in wardrobes and a bathroom with a separate cloakroom. Externally, this wonderful home enjoys a beautiful, well-tended garden featuring both lawn and patio areas, whilst, to the front, there is ample parking for at least three vehicles. Hill Farm Avenue provides easy access to an array of local shopping facilities, including Woodside Leisure Park and Warner Brothers Studios, while providing commuters easy access to London. It is within a 15-minute drive to Watford train station, which offers direct trains to Euston in around 20 minutes and is within the Catchment area for outstanding secondary schools including (11+ entrance exam) Parmiters, St Michaels, Watford Boys Girls, and Watford Boys Grammar Schools.

EPC Rating: TBC
Council Tax Band: D





Entrance Hall

Living Room 4.43m x 3.73m (14'6" x 12'3").

Dining Room 3.49m x 3.14m (11'5" x 10'4").

Kitchen 3.01m x 2.56m (9'11" x 8'5").

Bedroom 1 4.43m x 3.34m (14'6" x 10'11").

Bedroom 2 3.49m x 3.14m (11'5" x 10'4").

Bedroom 3 2.78m x 2.36m (9'1" x 7'9").

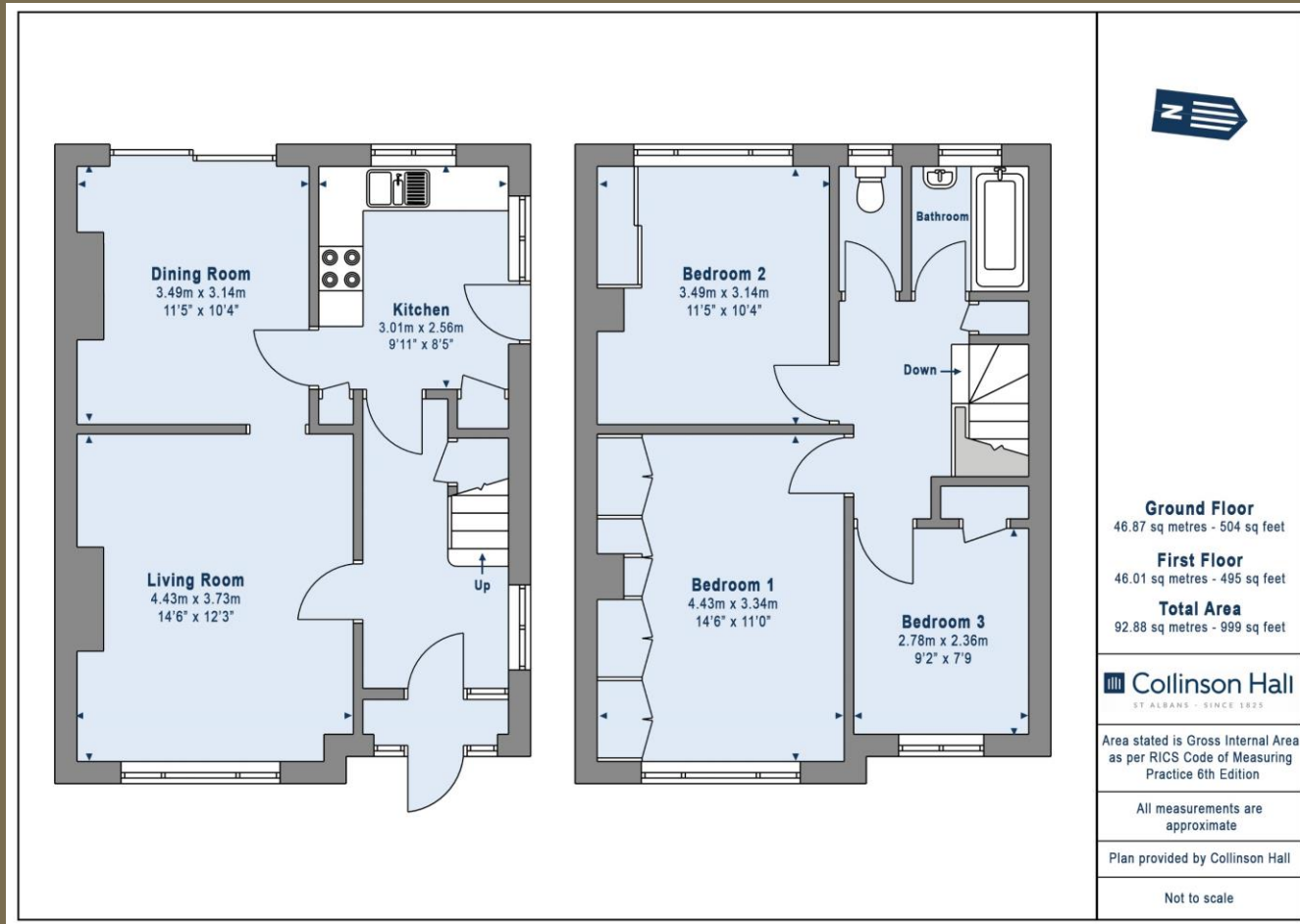
Bathroom

Separate WC

Garden







PLEASE NOTE

These particulars do not constitute an offer or contract in whole or in part. Please note that these details have been prepared for prospective purchasers as a general guide. We have endeavoured to be accurate in their preparation, but any intending purchaser should not rely on them as statements or representations of fact. In respect of the floor plans, these are for illustrative purposes only and room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore may include cupboards/shelves, etc. No responsibility is taken for any error. Accordingly they should not be relied upon for carpets and furnishings. The services, systems and appliances at the property have not been tested and no guarantee as to their operability or efficiency can be given.



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