



Castles

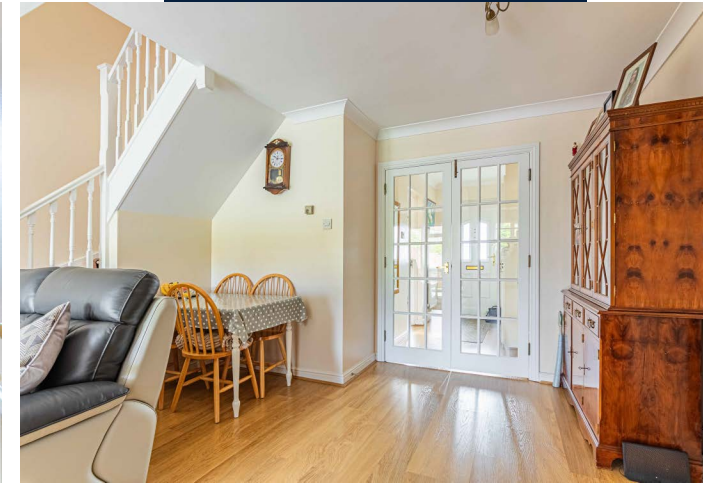
SHERWOOD COURT, HIGH ROAD
Leavesden, Watford, Hertfordshire, WD25 7PA

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Guide Price
£545,000
(Freehold)

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Castles estate Agents are pleased offer for sale this charming end-of-terrace house boasting three DOUBLE bedrooms, two bathrooms, two reception rooms, located in a sought-after area of Leavesden. The property is conveniently situated near local amenities, transport links to include the A505 with links to the A41 and M25 and located opposite Leavesden Green nursery.



It is an ideal choice for families or professionals requiring schooling and commuter routes nearby, offering a homely atmosphere throughout. The house features a dining room to the front of the property which could be an ideal HOME OFFICE or second lounge room for larger families, kitchen with ample storage units and worksurface space and a spacious living/dining area opening out onto the rear patio & garden, perfect for entertaining guests, relaxing after a long day or 'Al-Fresco' dining. Upstairs there are THREE DOUBLE bedrooms, family bathroom and en-suite shower room to the master bedroom. The garden is fence enclosed with wide patio area, established shrubs, borders, trees and the remained is laid to law. To the front there is off-street parking for two vehicles, lawn and hedgerow. This property offers a wonderful opportunity to enjoy comfortable living in a desirable location, with amenities, schooling and commuter routes all nearby. Don't miss out on the chance to make this house your new home.

Specifications

PARKING FOR TWO
VEHICLE
THREE DOUBLE
BEDROOMS
GENEROUS REAR
GARDEN
TWO RECEPTION ROOMS
EN-SUITE TO MASTER
OPPOSITE LEAVESDEN
GREEN SCHOOL
CLOSE TO AMENITIES



Outside, there is a well-maintained garden, providing a peaceful retreat from the hustle and bustle of daily life.



A little about the corner of the world we call home...

Road transport is straightforward with the A41, A405 and M25 being within a few miles while trains are easily accessed at Watford North BR station which is on the West Midlands and just a short distance away from the property while Watford Junction offers BR, Underground and Overground connections to pretty much anywhere in the country.

Children and students are well catered for thanks to a wide range of local education establishments including Orchard, Beechfield and Cherry Tree primary schools and Stanborough and Parmiters secondary schools close to hand while Watford Grammar School for Boys is within straightforward commuting distance.

When it comes to getting out and about at the weekends there are plenty of leisure opportunities including nearby open spaces, the Harry Potter Studios and plenty of access to the buzz of café culture, restaurants, banks and independent shopping with similar facilities offered in nearby towns which are easy to get to on local bus services or by road.

Please Note:

We have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items.

All measurements are approximate and photographs provided are for guidance only.

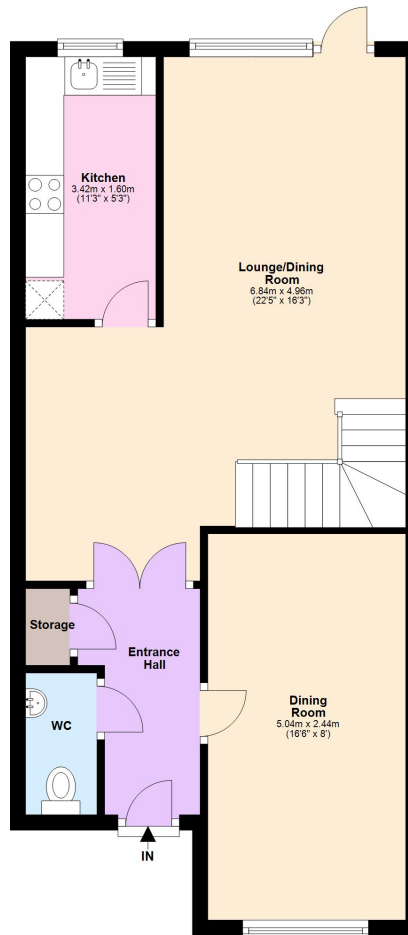
Tenure: Freehold

Council Tax Band: E

EPC Rating: C

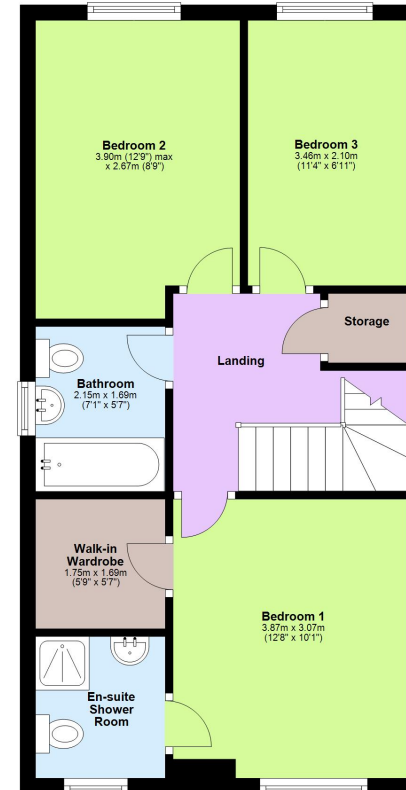
Ground Floor

Approx. 51.3 sq. metres (552.3 sq. feet)



First Floor

Approx. 48.9 sq. metres (526.9 sq. feet)



Total area: approx. 100.3 sq. metres (1079.1 sq. feet)

This floorplan is not to scale. It's for guidance only and accuracy is not guaranteed.
Plan produced using PlanUp.

Berkhamsted Office: 148 High Street, Berkhamsted, Hertfordshire HP4 3AT **Tel: 01442 865252**

Boxmoor Office: 33 St John's Road, Hemel Hempstead, Hertfordshire HP1 1QQ **Tel: 01442 233345**

Eaton Bray Office: 2a Wallace Drive, Eaton Bray, Dunstable LU6 2DF **Tel: 01525 220605**

Kings Langley Office: 1 High Street, Kings Langley, Hertfordshire WD4 8AB **Tel: 01923 936900**

Associated London Office: 121 Park Lane, Mayfair, London W1K 7QG **Tel: 020 7079 1595**

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