



Royce Grove, Watford WD25 7GD

Offers In Excess Of £699,950

CHAIN FREE FOUR BEDROOM, THREE BATHROOM DETACHED FAMILY HOME FOR SALE IN LEAVESDEN WD25.

Immaculate throughout this 1600 square foot detached home offers excellent space for a family, comprising open plan kitchen, living and dining plus a separate reception room and study plus a utility room and additional storage space.

On the first and second floor there are four bedrooms and three bathrooms, two of which are en-suite and externally there is a private rear garden with an outhouse plus off street parking to the front. This house is part of an amazing family community in Leavesden and features top end specification throughout.

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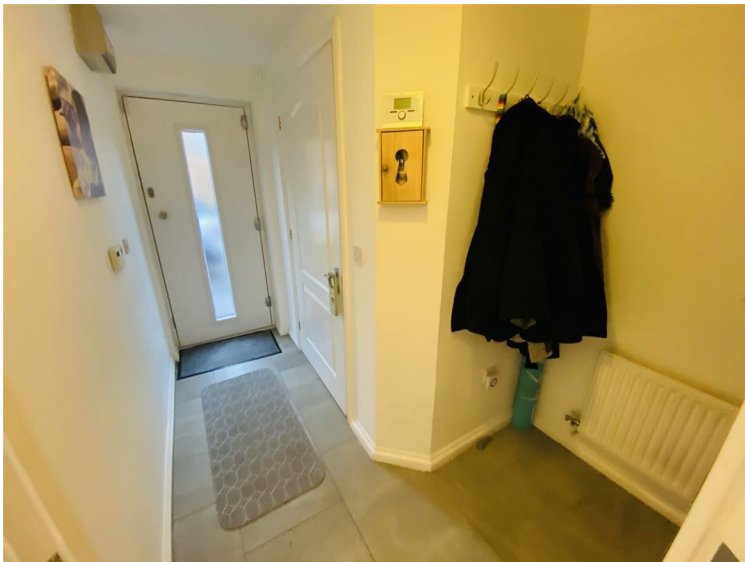
Exterior:



Reception Room:



Entrance Hallway:



Reception Room:



Guest Cloakroom:



Kitchen/Dining Room:



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Kitchen Alternate View:



Storage/Garage:



Living Room

Study:



Bedroom One:



Utility Room:



En-Suite Shower Room:



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Bedroom Two:



Bedroom Four:



En-Suite Shower Room:



Family Bathroom:



Bedroom Three:



Garden with Workshop:



Tenure:

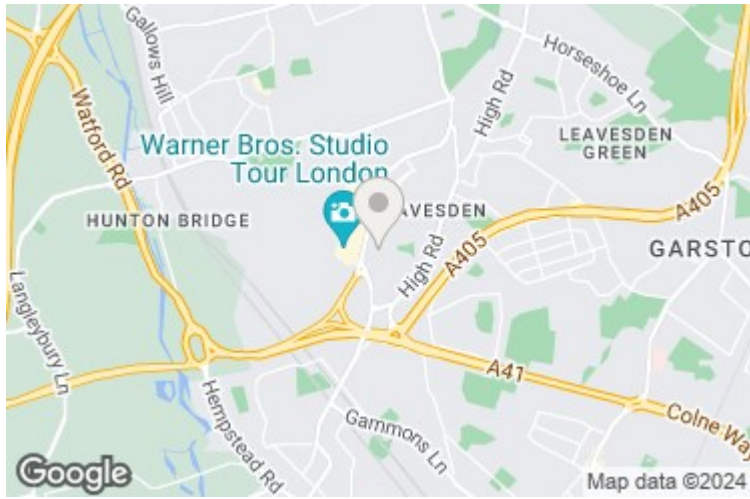
Freehold property

Council Tax Three Rivers Band E £2565

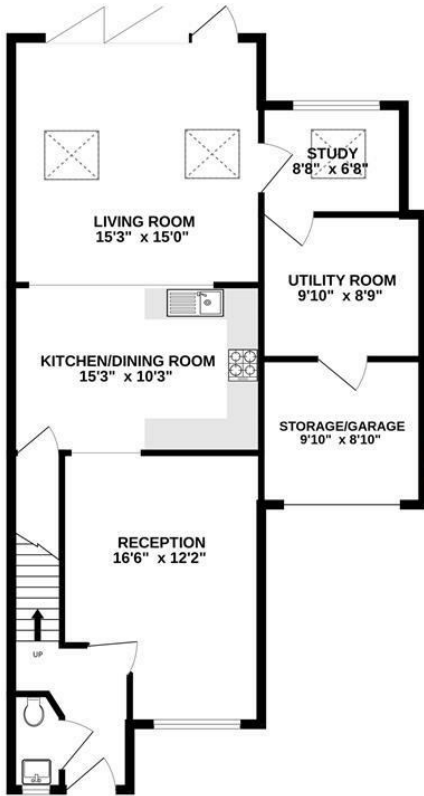
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Disclaimer:

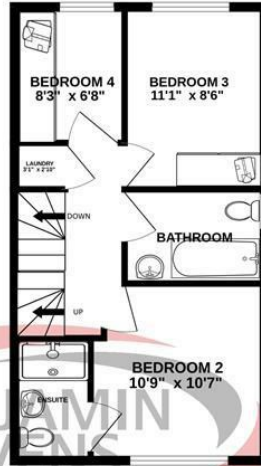
While every care and effort has been made to ensure these details are correct their accuracy cannot be guaranteed and so should not form part of any contract.



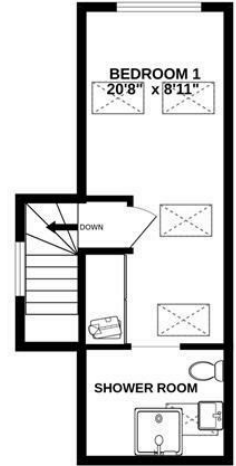
GROUND FLOOR
896 sq. ft. approx.



1ST FLOOR
420 sq. ft. approx.



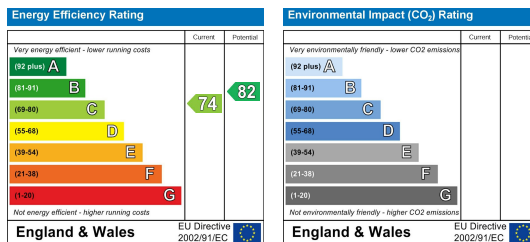
2ND FLOOR
280 sq. ft. approx.



FOUR BED THREE BATH DETACHED HOUSE

TOTAL FLOOR AREA : 1596 sq.ft. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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