

SHARE OF FREEHOLD



Apartment (EPC Rating: D)

LEAVESDEN ROAD, WATFORD, WD24  
5ES

£220,000

# 1 Bedroom Apartment located in Watford

Ground floor one-bedroom apartment with private garden and off-road parking, just moments from Watford Junction Station. Private entrance, direct garden access and offered with a Share of Freehold. Ideal for first-time buyers, commuters or investors.

Leavesden Road, Watford, Hertfordshire, WD24 5ES  
- Share of Freehold  
Ground Floor One Bedroom Apartment with Private Garden & Parking

A well-presented ground floor one-bedroom apartment with its own private garden and off-road parking, ideally positioned just 0.5 miles from Watford Junction Station, offering fast connections into London Euston in approximately 20 minutes.

Located in the popular WD24 area, the property also enjoys easy access to Watford town centre (approx. 0.7 miles) and Warner Bros. Studios (approx. 1.7 miles), making it an excellent choice for first-time buyers, commuters or buy-to-let investors alike.

The apartment benefits from its own private entrance and offers well-proportioned accommodation throughout, with direct access to outdoor space — a rare and highly desirable feature for a one-bedroom home.

## Accommodation

### Lounge

A bright and generously sized living space finished with laminate wood flooring. Double doors open directly onto the private rear garden, creating a great flow between indoor and outdoor living and allowing plenty of natural light into the room. There is ample space for both seating and dining furniture.

### Kitchen

The kitchen is conveniently located off the lounge and fitted with a range of units, work surfaces and a gas hob, offering practical storage and workspace for everyday use.

### Bedroom

A comfortable double bedroom positioned to the front of the property, featuring fitted wardrobe storage and space for additional bedroom furniture.

### Shower Room

A compact yet functional shower room, fitted with a shower enclosure, WC and wash hand basin, with a window overlooking the garden.

### Cupboard / Storage

Useful built-in storage cupboard accessed from the lounge, ideal for household items and coats.

### Outside

#### Private Garden

The property enjoys its own private garden, a particularly attractive feature for a ground floor apartment, providing space for outdoor seating, entertaining or relaxation.

### Parking

One off-road allocated parking space is included.

## Additional Information

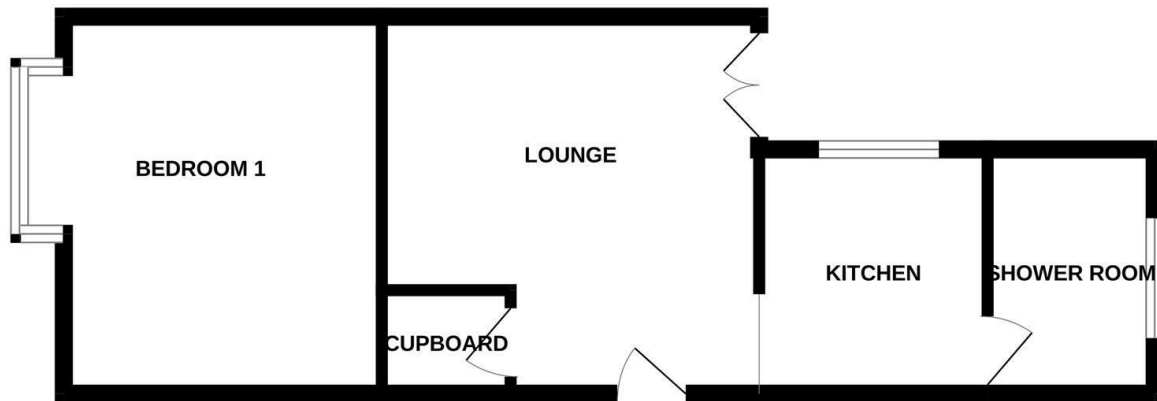
- \* Share of Freehold
- \* Ground floor apartment
- \* Private entrance
- \* Gas central heating
- \* Off-road parking for one car
- \* Excellent commuter location
- \* Ideal first-time purchase or investment opportunity





WATFORD LETTINGS | 12 MARKET STREET, WATFORD, HERTFORDSHIRE, WD18 0PD

## GROUND FLOOR

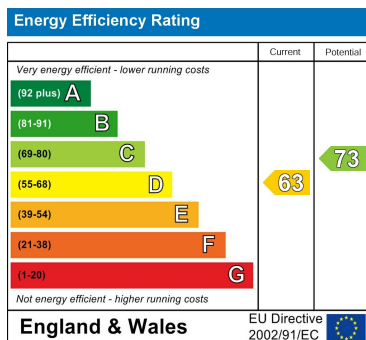


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Council Tax Band

**D**

Energy Performance Graph



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