

FREEHOLD



House - Semi-Detached (EPC Rating: E)

LEANDER GARDENS, WATFORD, WD25  
9DW

£600,000

WARREN  
ANTHONY



# 3 Bedroom House - Semi-Detached located in Watford

Spacious and extended three-bedroom family home occupying a generous corner plot with excellent potential (STPP), featuring a 25ft through lounge/diner and an impressive 18ft kitchen/diner with garden access.

Boasting a wider-than-average rear garden with patio and greenhouse, ample parking for multiple vehicles, and a substantial detached double garage with additional parking to the rear.

Ideally suited to growing families seeking versatile living space, outdoor space, and future scope to extend.

## Property Description

Situated on a generous corner plot with excellent potential (subject to the necessary planning permissions), this beautifully already extended family home offers spacious and versatile accommodation, a super-wide garden, ample parking, and a detached double garage to the rear.

## Ground Floor

### Entrance Hall

Welcoming entrance hall with staircase rising to the first floor and access to principal ground floor rooms.

Through Lounge / Dining Room – 25'2" x 12'7" (7.67m x 3.82m)

A superb through reception room offering excellent proportions and natural light.

The lounge area enjoys a front aspect and is fitted with carpet to floor, decorative coving to the ceiling and a feature fireplace incorporating a gas fire, creating a warm focal point to the room.

Flowing seamlessly into the dining area, which continues the carpeted flooring and coving, this space features pendant lighting and useful alcoves ideal for storage or display cabinetry. An open access point leads directly into the kitchen/diner, making this an ideal layout for modern family living and entertaining.

Extended Kitchen/Diner – 18'5" x 14'1" (5.62m x 4.29m)

Forming part of a full-width rear extension, this impressive kitchen/diner provides excellent entertaining space with room for additional seating or informal dining.

Fitted with a range of wall and base units with complementary worktops, the kitchen includes a gas hob with extractor over. Laminate flooring runs throughout and coving continues to the ceiling. A UPVC door provides side access to the garden.

Double sliding UPVC doors open directly onto the patio and gardens beyond, allowing for an abundance of natural light and seamless indoor-outdoor living.

Inner Utility Room – 4'11" x 3'4" (1.50m x 1.01m)

A practical and well-planned space housing the built-in oven,

additional wall units and worktop space, with provision for fridge, freezer and dishwasher.

## First Floor

Bedroom One – 13'3" x 11'2" (4.05m x 3.41m)

A spacious principal bedroom with front aspect, carpet to floor and pendant lighting. Attractive built-in alcove wardrobes and storage provide excellent practicality while maintaining the room's proportions.

Bedroom Two – 12'2" x 10'5" (3.71m x 3.19m)

Another excellent double bedroom enjoying views over the attractive rear garden. Generous in size with ample room for wardrobes and additional storage, plus a built-in cupboard.

Bedroom Three – 7'3" x 6'11" (2.21m x 2.10m)

A well-proportioned single bedroom, ideal as a nursery, home office or dressing room.

Family Bathroom – 8'0" x 7'3" (2.44m x 2.21m)

A full-size family bathroom fitted with bath, WC and sink with radiator. Finished with laminate flooring and tiled walls, and benefiting from a useful double storage cupboard.

## Outside

Occupying a desirable corner position, the property boasts a wider-than-average garden with superb potential to extend to the side (subject to planning permission), continuing the impressive width of the plot.

The rear garden is particularly attractive, laid mainly to lawn with patio seating areas, greenhouse and multiple access points — from the house, the side pathway, and the garage area to the rear — offering excellent practicality.

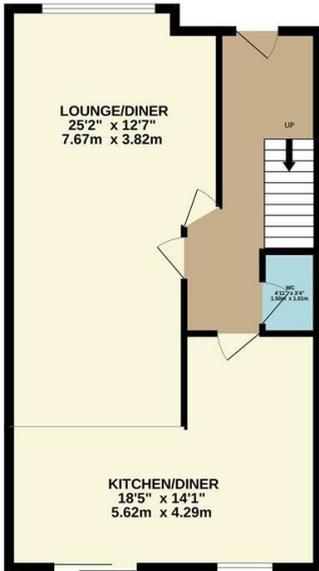
To the front, there is off-road parking for three vehicles with side access to the garden.

At the end of the garden, a detached double garage – 27'3" x 17'7" (8.31m x 5.36m), with additional space for approximately two more vehicles to the rear.

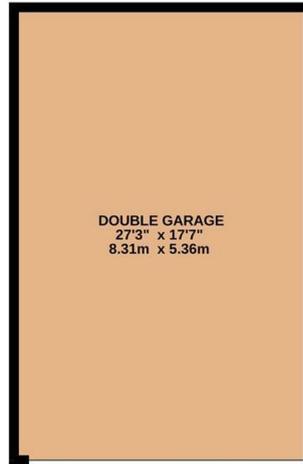
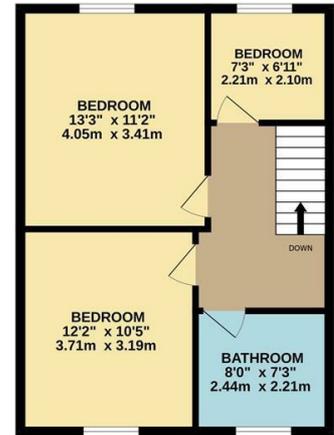


WATFORD SALES | 12 MARKET STREET, WATFORD, HERTFORDSHIRE, WD18 0PD

GROUND FLOOR  
1089 sq.ft. (101.1 sq.m.) approx.



1ST FLOOR  
470 sq.ft. (43.6 sq.m.) approx.



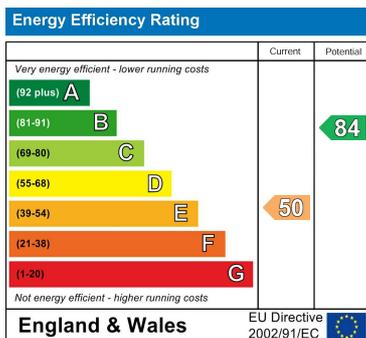
TOTAL FLOOR AREA: 1558 sq.ft. (144.8 sq.m.) approx.

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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