



Castles

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



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**Guide Price**  
**£550,000**  
(Freehold)

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Castles Estate Agents are pleased offer for sale this Charming 3-Bedroom End-of-Terrace home. Located in a sought-after area of Leavesden.



It is an ideal choice for families or professionals requiring schooling and commuter routes nearby, offering a homely atmosphere throughout. The home 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 work surface 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 remainder is laid to lawn. 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

- THREE DOUBLE BEDROOMS
- OFF STREET PARKING
- GENEROUS REAR GARDEN
- TWO RECEPTION ROOMS
- EN-SUITE TO MASTER
- OPPOSITE LEAVESDEN GREEN SCHOOL
- CLOSE TO AMENITIES
- EASY REACH TO A505, A41 & M25





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.

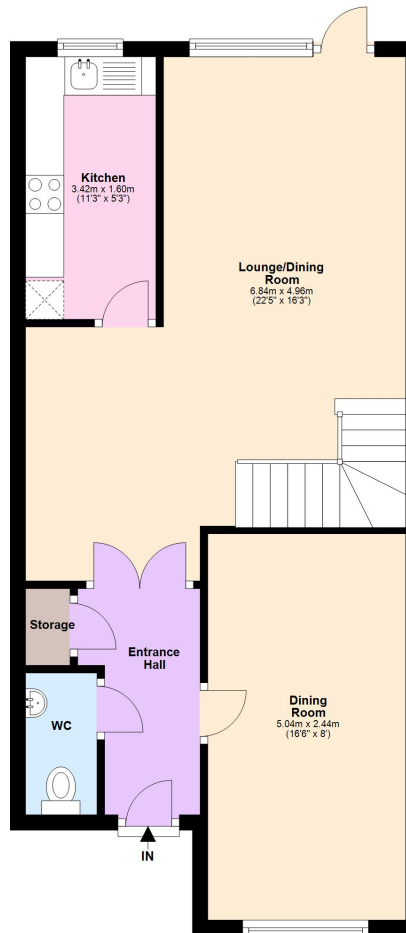
All measurements are approximate and photographs provided are for guidance only.

**Tenure: Freehold**

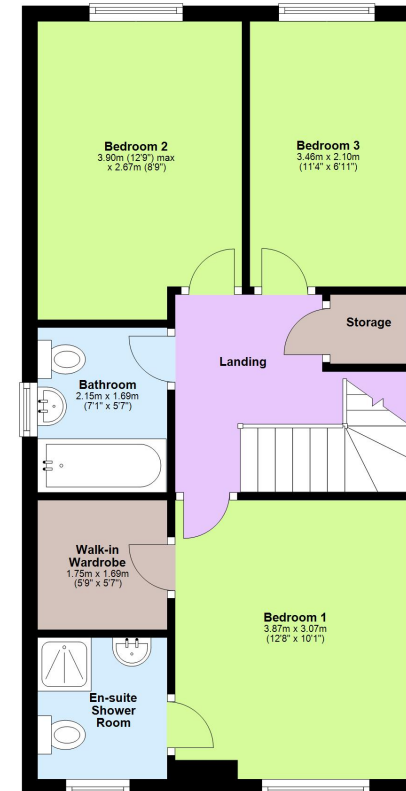
**Council Tax Band: E**

**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**

01442 865252

**Eaton Bray**

01525 220605

**Borehamwood**

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**Hertford**

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**Boxmoor**

01442 233345

**Kings Langley**

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**Bushey**

020 8950 2551

**Radlett**

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