



SIGNATURE
ESTATES

Flat 24, Leavesden Court Mallard Road

Abbots Langley, WD5 0GT

Asking Price £290,000

NO UPPER CHAIN - Located in the charming area of Abbots Langley, this delightful flat in the popular Leavesden Court on Mallard Road offers a perfect blend of character and modern living. The property boasts a rich history while providing a comfortable and inviting atmosphere. Spanning 877 square feet, this top-floor residence features two generously sized bedrooms, each with high ceilings that enhance the sense of space and light.

The well-proportioned reception room serves as a welcoming hub for relaxation and entertaining, making it an ideal setting for both quiet evenings and lively gatherings. The property also includes a thoughtfully designed bathroom, ensuring convenience for residents and guests alike.

One of the standout features of this home is its beautiful surrounding gardens, which provide a serene backdrop for outdoor enjoyment. Whether you wish to unwind with a book or simply enjoy the peaceful surroundings, these gardens offer a tranquil escape from the hustle and bustle of daily life.

Additionally, the property comes with 1 allocated parking space, a valuable asset in this desirable location. With its combination of historical charm, spacious interiors, and lovely outdoor spaces, this property presents an excellent opportunity for those seeking a comfortable and stylish home in Abbots Langley.

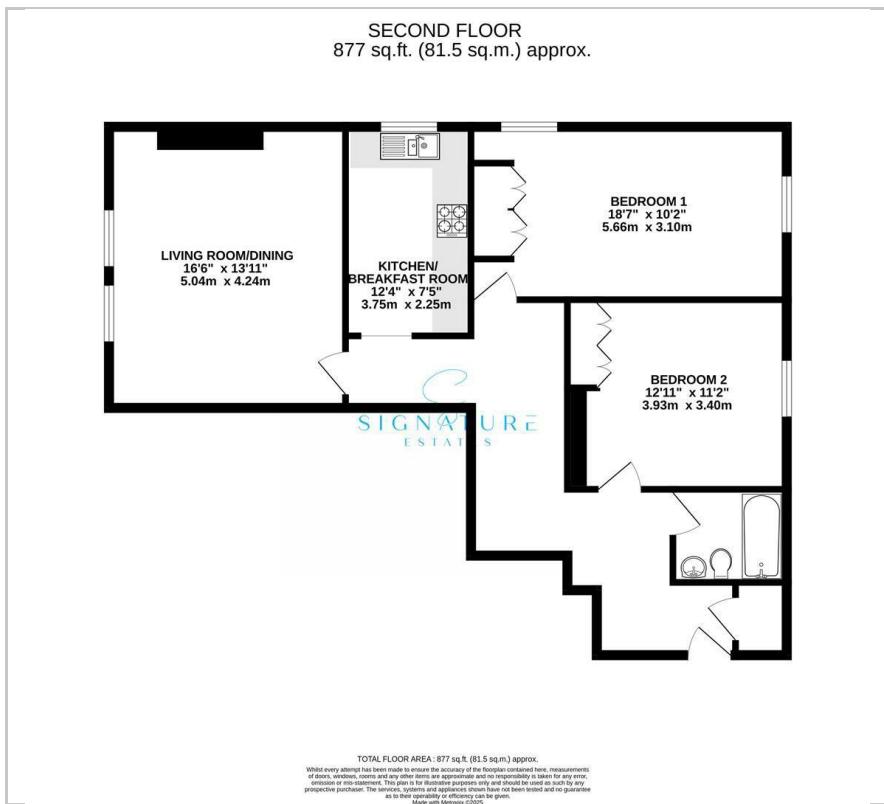
Viewing

Please contact our Abbots Langley Office on 01923262666 if you wish to arrange a viewing appointment for this property or require further information.

- **NO UPPER CHAIN**
- Popular Leavesden Court Development
- Large 2 Bedroom Top Floor Property
- Large Living Room
- 1 Private Allocated Parking Space
- Long Lease Length
- Beautifully Presented Throughout
- Beautiful Surrounding Gardens
- Local Schools Within Walking Distance
- Easy Reach Of Leavesden Country Park



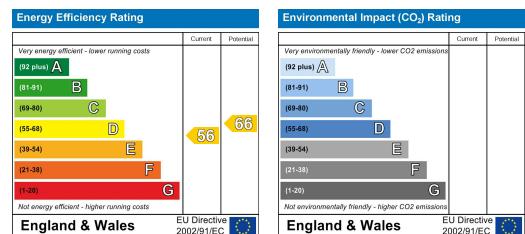
Floor Plan



Area Map



Energy Efficiency Graph



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