



## High Road

Leavesden, WD25 7ED

**Guide Price £1,100,000**

This truly outstanding luxury semi detached residence offers a unique blend of contemporary elegance, generous proportions, and versatile family living. Set in 2,364 sq ft, the property has been beautifully presented throughout.

At the heart of the home lies a stunning open-plan kitchen, dining and family space, thoughtfully designed for both everyday living and effortless entertaining. Flooded with natural light, this expansive area creates a seamless social hub, while the well-appointed kitchen offers both style and functionality for modern family life.

The property boasts four spacious double bedrooms, two of which benefit from luxurious en-suite facilities, alongside a beautifully finished family bathroom.

A dedicated cinema room offers the perfect retreat for relaxing evenings, while a separate home office provides an ideal environment for remote working. Further enhancing the practicality of the home is a substantial utility room, discreetly positioned away from the main living areas.

Outside, the property continues to impress. The beautifully maintained, expansive rear garden provides a wonderful setting for both family enjoyment and outdoor entertaining. A stylish covered pergola creates an inviting all-season outdoor living space. The property also benefits from a detached garage, offering additional storage, workshop potential or secure parking, alongside ample off-street parking for multiple vehicles.

Combining sophisticated interiors with exceptional living space both inside and out, this remarkable home presents a rare opportunity to acquire a truly distinctive property in one of Leavesden's most desirable settings!

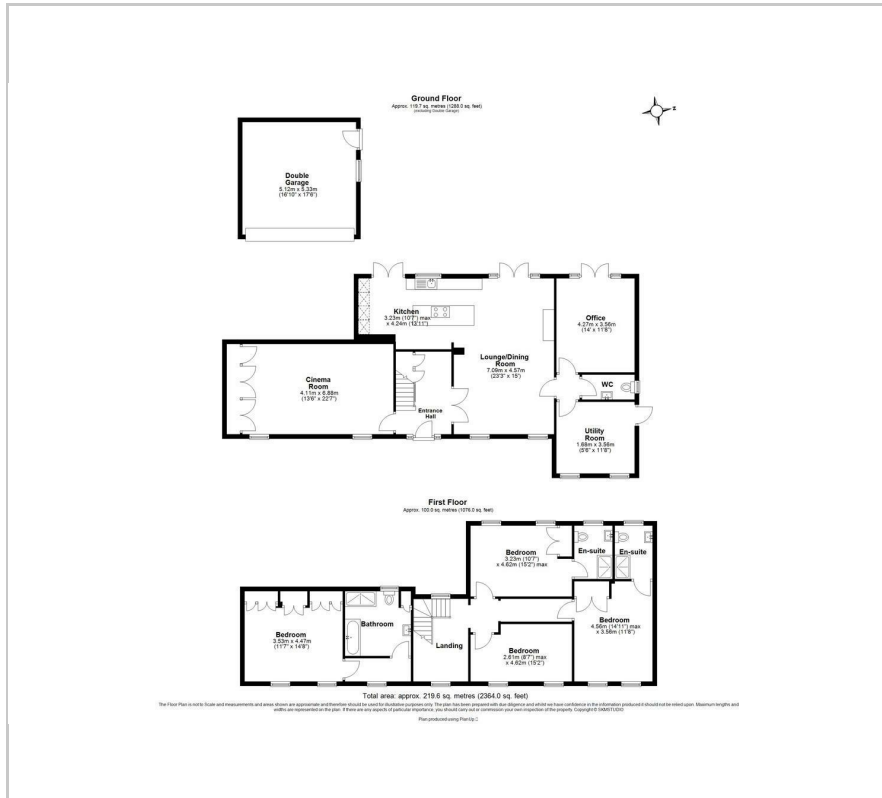
### Viewing

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

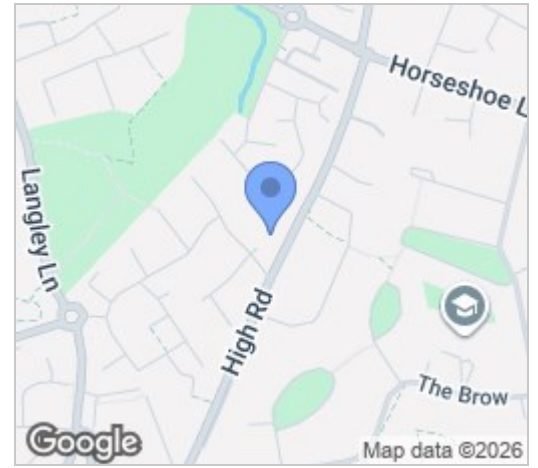
- Exceptional Semi Detached 4 Bed Family Home In Leavesden
- Four Double Sized Bedrooms Inc Two Ensuites
- Cinema Room
- Open Plan Kitchen, Dining And Family Room
- Large Home Office Space
- Large Utility Area
- Detached Double Garage
- Off Street Parking For Several Cars
- Expansive Rear Garden With Covered Pergola
- Short Distance To Local Amenities And Transport Links



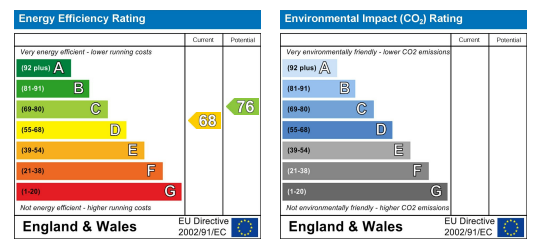
# Floor Plan



# Area Map



# Energy Efficiency Graph



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