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**FALCON WAY  
GARSTON WATFORD  
HERTS WD25 9AA**

**\* 3 BEDROOM \* THROUGH LOUNGE \* MODERN KITCHEN \* MODERN BATHROOM \*  
\* DOUBLE GLAZING \* OFF STREET PARKING \* NO UPPER CHAIN \***

This well presented 3 BEDROOM MID TERRACE HOUSE is offered for sale with NO UPPER CHAIN and situated within walking distance of Garston British Rail Station, bus services, local shops and choice of sought after schools. The property features off street parking, garage and a private rear garden.

**ASKING PRICE OF £369,500 ... FREEHOLD**

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## **ENCLOSED PORCH WAY**

Laminate flooring. Inner door to:

## **RECEPTION ROOM**

23' 6" x 13' 1" (7.16m x 3.99m)

Large front aspect double glazed window. Feature fireplace with coal effect electric fire with attractive stone surround and display shelving. 2 radiators. TV point. Understairs store cupboard.



## **KITCHEN**

8' 3" x 7' 1" (2.51m x 2.16m)

Range of wall and base level units with marble effect laminated work top surfaces. Single bowl sink unit with mixer taps, integrated oven, 5 ring hob and overhead extractor hood. Integrated fridge/freezer. Integrated dishwasher. Plumbed for washing machine. Rear aspect double glazing.



## **STAIRS TO LANDING**

Access to loft.

### **BEDROOM 1**

12' 9" x 9' 5" (3.89m x 2.87m)

Front aspect double glazing. Fitted wardrobes. Radiator.



### **BEDROOM 2**

10' 6" x 9' 10" (3.2m x 3m)

Rear aspect double glazing. Radiator.

### **BEDROOM 3**

9' 10" x 6' 6" (3m x 1.98m)

Front aspect double glazing. Cupboards houses the hot water tank and central heating boiler. Radiator.

### **BATHROOM**

This fully tiled white suite comprises of a panel enclosed bath with wall mounted Aqualiser shower unit, folding shower screen, wash hand basin and low level WC.

Radiator. Spot lit ceiling. Rear aspect frosted double glazing.



### **REAR GARDEN**

Rear garden extends 33' with crazy paved patio, astro turf area. Garden is enclosed by timber fencing. Gated side access. Store shed. Outside tap.



## **GARAGE**

Garage in block of 4 and can be accessed via gated rear access. (The garage pictured 2nd from the right belongs to the property).



## **OFF STREET PARKING**

Crazy paved off street parking.



## **📞 VIEWING BY APPOINTMENT THROUGH CLAYTONS 01923 677755**

**NB** 1) We have not tested any appliances and/or services mentioned in these property particulars and do not intend to imply they are in full working order. Photographs are for illustrative purposes only and may show items that are not included in the sale of this property. 2) Due to Money Laundering Regulations 2003 we will ask all prospective purchasers for identification. 3) Buyers should seek verification from their solicitor about the legal title of this property.

### **FREE VALUATIONS & MARKETING ADVICE**

Can we assist you in the sale of your property? If your home is situated within the catchment area of one of our sales offices we would be pleased to offer you a free valuation and market appraisal, a service which we provide without obligation. Competitive fees are always available for both sole and multiple agency. Please contact David Clayton on 01923 677755.

### **DETAILS BY EMAIL**

We can now send you full colour sales particulars by email. If you would like to receive details in this way please either telephone us with your address or send an email to [sales@claytons.co.uk](mailto:sales@claytons.co.uk)

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