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**LINGMOOR DRIVE
GARSTON WATFORD
HERTS WD25 0TT**

*** END OF TERRACE HOUSE * 2 ALLOCATED PARKING SPACES *
* EXCELLENT DECORATIVE ORDER * GAS CENTRAL HEATING * DOUBLE GLAZING *
* NO UPPER CHAIN ***

This DELIGHTFUL 2 (DOUBLE) BEDROOM end of terrace house + parking is ideally situated in an EXCLUSIVE AND SOUGHT AFTER DEVELOPMENT. It's wealth of features include, gas central heating, double glazing, private rear garden, 2 allocated parking spaces and NO UPPER CHAIN.

Located in this cul de sac section of Lingmoor Drive within close proximity of excellent local amenities. Watford's town centre which offers a multitude of shopping and leisure facilities together with the M1 and M25 major road links are also close by.

£350,000 ... FREEHOLD

These particulars are intended only to give fair description of the property, as a guide to prospective buyers. Accordingly, a) their accuracy is not guaranteed and neither Claytons nor the Vendor(s) accept any liability in respect of their contents; b) they do not constitute an offer or contract of sale, and c) any prospective purchaser should satisfy themselves by inspection or otherwise as to the correctness of any statements or information on these particulars.

FRONT DOOR TO:

ENTRANCE HALL

Attractive engineered wooden flooring. Radiator. Stairs to first floor. Understairs storage cupboard. Door through to:

KITCHEN

6' 7" x 12' 7" (2.01m x 3.84m)

Fitted in white units and comprise single drainer stainless steel sink, cupboards under. Plumbing for washing machine. Full range of wall mounted units, further base units under. Inset 4 ring gas hob, electric oven, extractor. Wall mounted gas fired boiler supplies domestic hot water and central heating system. Part tiled walls in attractive tiling. Recess for fridge/freezer. Tiled flooring. Radiator.



LOUNGE/DINING ROOM

13' 4" x 12' (4.06m x 3.66m)

A lovely bright room. TV aerial point. Radiator. double glazed doors open onto patio garden.



FIRST FLOOR LANDING

Access to loft space. Door to:

BEDROOM 1

9' 9" x 12' (2.97m x 3.66m)

Radiator. Double glazed window to rear. Built in wall to wall, floor to ceiling oak wardrobes.



BEDROOM 2

9' 6" x 12' (2.9m x 3.66m)

Two double glazed windows to front. Built in airing cupboard houses lagged copper cylinder, shelving for linen. Further built in airing cupboard.



BATHROOM:

Panel bath, twin grips, independent shower over the bath, wash hand basin, low flush WC. Radiator. Double glazed window. Electric light fitting incorporates electric shaver socket.



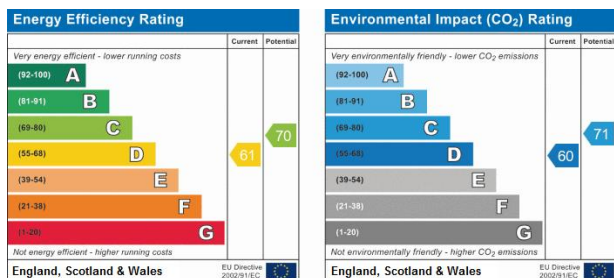
OUTSIDE GARDEN

Patio garden. Fully fenced. Pedestrian side access.



PARKING

2 allocated parking bays.



📞 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.

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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

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