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Claytons 



**SHEEPCOT LANE
WATFORD
WD25 7DE**

*** 3 GOOD SIZE BEDROOMS * MODERN FITTED KITCHEN * MODERN BATHROOM *
DOUBLE GLAZING * GUEST CLOAKROOM * HIGH CEILINGS * NO UPPER CHAIN ***

This corner position 3 BEDROOM SEMI DETACHED HOUSE features modern fitted kitchen and bathroom, double glazing, extension potential (stp), garage with off street parking. The property is to be sold with NO UPPER CHAIN and is perfectly situated within easy reach of a choice of highly sought after junior and senior schools, local leisure/sports centre, cinema complex with a choice of restaurants and major road links M1 and M25. Offered for sale in excellent condition throughout we strongly recommend an early viewing to avoid disappointment.

GUIDE PRICE OF £400,000 ... FREEHOLD

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ENCLOSED PORCHWAY WITH HARD WOOD FRONT DOOR

HALLWAY

Side aspect frosted double glazing. Radiator. Under stairs store cupboard houses the gas meter. Electric meter cupboard

THROUGH LOUNGE /LOUNGE AREA

16' 0" x 12' 0 (into chimney breast)" (4.88m x 3.66m)
Front aspect double glazed bay window. Radiator. TV point. Real flame coal effect gas fire with marble hearth and mantle. Archway to dining area.



THROUGH LOUNGE /DINING AREA

10' 2" x 8' 9" (3.1m x 2.67m)
Rear aspect double glazed window. Radiator.



KITCHEN

9' 7" x 10' 1" (2.92m x 3.07m)
A modern range of wall and base level units with marble effect laminated worktop surfaces offering ample storage and worktop space. Single drainer sink unit with mixer taps. Integrated double oven and grill. Integrated 4 ring gas hob and overhead extractor hood. Integrated dishwasher. Plumbing and space for washing machine. Tiled floor. Radiator. Rear aspect double glazed window. Side aspect frosted double glazed door.



LANDING

Side aspect frosted double glazed window. Cupboard houses the hot water tank and wall mounted Vaillant central heating boiler. Access to loft space where there is potential to extend (subject to usual planning permission).

BEDROOM 1

12' 8" x 11' 10" (3.86m x 3.61m)

Front aspect double glazing. Radiator.



BEDROOM 2

10' 1" x 10' 9" (3.07m x 3.28m)

Rear aspect double glazing. Radiator.



BEDROOM 3

9' 0" x 7' 10" (2.74m x 2.39m)

Front aspect double glazing. Over stairs store cupboard. Radiator. Phone point.

BATHROOM

A fully tiled white suite comprises of a panel enclosed bath with wall mounted hand shower attachment and glass shower screen. Wash hand basin. Low level WC. Radiator. Rear aspect frosted double glazing.



SIDE LEAN TO

Front door access. Fully enclosed and door that accesses the rear garden. Access to cloakroom

DOWSTAIRS CLOAKROOM

Low level WC.

REAR GARDEN

Extends approximately 40' to the garage with a further 10' 6' to the rear boundary. A neat mainly lawned rear garden with surrounding flower beds and shrubs. Brick built store shed and an outside tap. Fully enclosed covered pedestrian side leads to the garden.



REAR GARDEN



GARAGE

Accessed via side road.

FRONTAGE

Mainly crazy paved with hedge borders and shrubs.

📞 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.

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