

Tel: 01923 677755
Fax: 01923 680729
www.claytons.co.uk



**BRIAR ROAD
GARSTON WATFORD
HERTS WD25 0HJ**

*** BRAND NEW HOUSE BUILT 2017 * ENTRANCE LOBBY * CLOAKROOM *
* OPEN PLAN LOUNGE/DINER AND KITCHEN * 2 BEDROOMS * LUXURY BATHROOM *
* GARAGE + OFF STREET PARKING * DOUBLE GLAZING/GAS CENTRAL HEATING *
* PORCH, REAR AND LOFT EXTENSION POTENTIAL (STP) ***

BRAND NEW TWO BEDROOM END OF TERRACE LUXURY HOME built in 2017 and offers well planned living accommodation, two double bedrooms, luxury family bathroom, open planned living accommodation comprises lounge/dining room and superb kitchen. Potential for porch, rear and loft extensions (stp). Full gas fired central heating. Double glazing. Low maintenance garden with delightful patio and astro turf. Larger than average garage located to the rear. Superbly presented and internal inspection is a must.

£395,000 ... 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.

DOUBLE GLAZED FRONT DOOR TO:

ENTRANCE LOBBY:

Radiator. Stairs to first floor.



GROUND FLOOR CLOAKROOM

Low flush WC and wash hand basin to vanity unit. Radiator. Extractor.

LOUNGE/DINER/KITCHEN

22' 3" x 15' 3" (6.78m x 4.65m)

(narrows to 9'). Attractive top of the range laminated flooring throughout. Double glazed bay window to front. Double glazed double doors open onto the rear garden. Open plan to:



LOUNGE/DINER



KITCHEN AREA

Delightfully fitted in white units and comprises single drainer stainless steel sink, mixer tap, cupboards under. Adjacent work surface with plumbing for washing machine. Inset 4 ring electric hob, electric oven. Space for large fridge/freezer. Extensive range of wall and base units, work surface over. Cupboard houses gas fired boiler that supplies domestic hot water and central heating system. Double glazed window over looks the garden.



FIRST FLOOR LANDING

Access to loft space. Double glazed window to side. Doors to:

BEDROOM 1

11' x 12' (3.35m x 3.66m)

Recess of 3'6 x 4' ideal for fitted wardrobes etc. Double glazed window. Radiator. TV aerial point.



BEDROOM 1



BEDROOM 2

9' 3" x 9' 1" (2.82m x 2.77m)

Radiator. Double glazed window. TV aerial point.



LUXURY FAMILY BATHROOM

Comprises panel bath, mixer tap, shower attachment, glass screen, inset wash hand basin to vanity unit, low flush concealed system WC. Fully tiled walls. Double glazed window. Heated towel rail/radiator.



GARDEN

Extends approximately 55' with delightful paved patio, astro turf lawn, fully fenced. Garden path leads to garage. Outside lighting. Outside water tap.



GARDEN



GARAGE

19' 7" x 8' 6" (5.97m x 2.59m)

Approached via rear service road with up and over door. Loft storage area. Light and power. Space for tumble dryer, fridge/freezer etc.



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

See all our properties at www.claytons.co.uk

