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Claytons 



**ALDER WALK  
GARSTON WATFORD  
HERTS WD25 0RT**

**\* ENTRANCE HALL \* LOUNGE/DINER \* MODERN KITCHEN \* CONSERVATORY \* 2  
DOUBLE BEDROOMS \* FAMILY BATHROOM + EN-SUITE SHOWER TO MASTER  
BEDROOM \* GARAGE IN BLOCK \***

Beautiful MEWS STYLE home, located in this sought after UNIQUE court yard setting. Superb decor throughout with modern kitchen and bathrooms. The bright open plan living area opens onto spacious conservatory and double doors lead to the private rear garden. Two double bedrooms and two bathrooms. Brand new carpets, double glazed and gas central heating. Garage in block. Internal inspection of this lovely home is highly recommended.

**£375,000 ... FREEHOLD**

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## **ENTRANCE HALL**

Stairs to first floor. Radiator. Built in storage cupboard. Door through to:

## **LOUNGE/DINER**

23' x 11' (7.01m x 3.35m)

Newly fitted double glazed leaded light window to oriole bay. Understairs storage cupboard. 2 radiators.

Recessed lighting. Double glazed doors to conservatory.

Feature arch opens onto:



## **LOUNGE/DINER**



## **KITCHEN**

10' 7" x 7' 6" (3.23m x 2.29m)

Luxuriously fitted in white units and comprises one and half bowl single drainer sink, mixer tap, cupboards under. Plumbing for washing machine. Full range of wall and base units, work surface over. Inset 4 ring gas hob, electric double oven, double glazed window, attractive tiled walls. Recess for fridge/freezer.



## CONSERVATORY

11' 6" x 9' 7" (3.51m x 2.92m)

Fully double glazed with TV aerial point. Radiator.

Double glazed double doors open onto garden.



## FIRST FLOOR LANDING

Access to loft space. Built in airing cupboard houses lagged copper cylinder, gas fired boiler supplies domestic hot water and central heating system. Doors to:

## BEDROOM 1

11' 4" x 11' (3.45m x 3.35m)

Leaded light double glazed window. Fitted wardrobes with hanging and shelving. TV aerial point.



## EN-SUITE SHOWER

Luxury shower cubicle, wash hand basin, heated towel rail/radiator. Extractor



## BEDROOM 2

11' x 7' 5" (3.35m x 2.26m)

Double door built in wardrobe. Radiator. Double glazed window.



## **BATHROOM**

Super panel bath, mixer tap, shower attachment, pedestal wash hand basin, low flush WC, part tiled walls. Heated towel rail/radiator. Double glazed window.



## **GARDEN**

Garden extends approximately 40'. Patio area, lawned area, garden shed, pedestrian rear access.



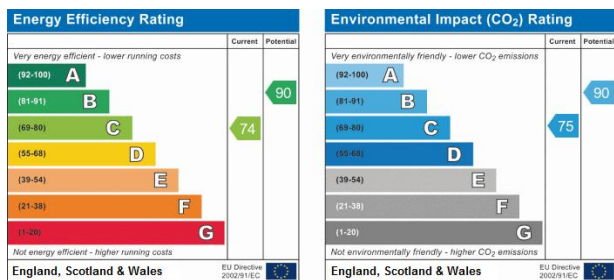
## **GARDEN**



## **GARAGE**

In block.





## 📞 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.

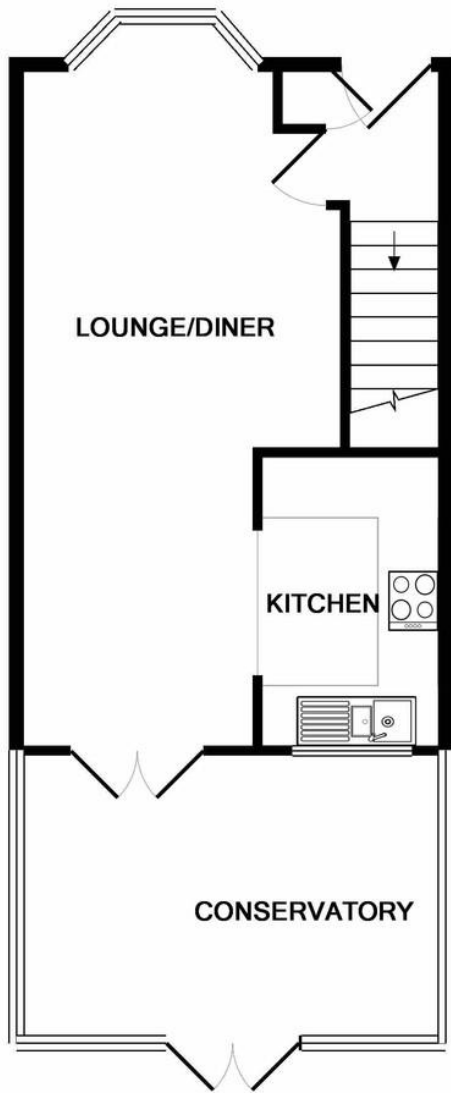
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Can we assist you in the sale of your property? If your home is situated within the catchment area of one of our sales offices we would be pleased to offer you a free valuation and market appraisal, a service which we provide without obligation. Competitive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

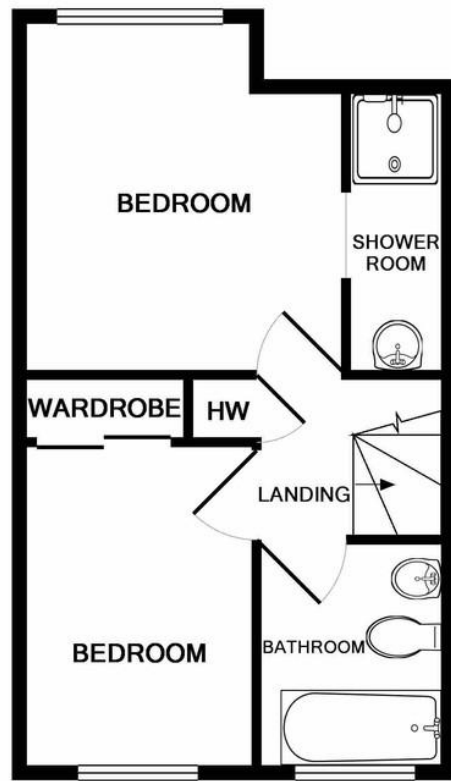
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GROUND FLOOR  
 APPROX. FLOOR  
 AREA 455 SQ.FT.  
 (42.3 SQ.M.)



1ST FLOOR  
 APPROX. FLOOR  
 AREA 332 SQ.FT.  
 (30.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 787 SQ.FT. (73.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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