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**GARSTON LANE  
GARSTON WATFORD  
HERTS WD25 9QL**

**\* 3 BEDROOMS \* 2 RECEPTION ROOMS \* DOUBLE GLAZING \*  
\* GAS CENTRAL HEATING \* APPROX 70' REAR GARDEN WITH PATIO \*  
\* OFF STREET PARKING POTENTIAL (STP) \***

This 3 bedroom semi-detached house is situated within a short walk of Garston Railway Station, numerous shops along Garston Park Parade, local bus services and schools! The property has been well maintained and improved by the present owners and is competitively priced for a quick sale. The spacious front and rear gardens provide potential for off street parking and a rear extension (stp). **EARLY VIEWING ADVISED.**

**GUIDE PRICE £460,000 ... 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.

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## **STORM PORCH**

Front door into:

## **HALLWAY**

Wood flooring. Radiator. Stairs to landing.

## **FRONT RECEPTION ROOM**

13' x 14' (3.96m x 4.27m)

Front aspect double glazed bay window. Feature fireplace with real flame coal effect gas fire. Radiator. TV point.



## **REAR RECEPTION ROOM**

12' 5" x 10' 6" (3.78m x 3.2m)

Rear aspect double glazed French doors and windows. Radiator. Feature fireplace with real flame coal fire with marble surround and hearth. Archway to:



## **KITCHEN**

8' 9" x 8' 4" (2.67m x 2.54m)

A range of wall and base level units with laminated worktop surfaces. One and half bowl sink unit with mixer taps. Integrated double oven and grill, 4 ring gas hob and overhead extractor hood. Space for fridge/freezer. Plumbed for a washing machine and dishwasher. Rear aspect double glazing. Door to garden.



## **FIRST FLOOR LANDING**

Side aspect frosted double glazing. Access to loft via fold down ladder with light.

### **BEDROOM 1**

14' x 11' (4.27m x 3.35m)

Front aspect double glazing. Wall to wall mirror fronted fitted wardrobes offering ample storage and hanging space. Radiator.



### **BEDROOM 2**

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

Rear aspect double glazing. Laminate flooring. Radiator.



### **BEDROOM 3**

8' 6" x 8' 1" (2.59m x 2.46m)

Front aspect double glazing. Radiator.

### **BATHROOM**

Fully tiled suite comprising of a tiled panel enclosed bath with hand shower attachment and separate rain shower unit. Wash hand basin. Chrome heated towel rail. Spot lit ceiling. Extractor. Rear aspect double glazing.



### **SEPARATE WC**

Fully tiled. Radiator. Side aspect double glazing.



## **REAR GARDEN**

Approximately 70'. Paved patio to a mainly lawned section of garden. Enclosed by timber fencing and mature hedging. To the far end of the garden there is a vegetable patch. Timber shed. Outside tap in garden.



## **REAR GARDEN**



## **GARAGE**

16' 3" x 9' (4.95m x 2.74m)

Light and power. Up and over door. Door through to garden. Accessed via a rear service road.

## **📞 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.**

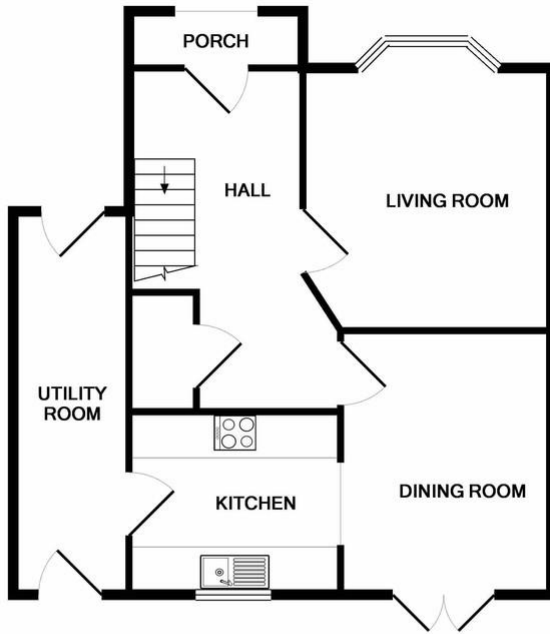
### **FREE VALUATIONS & MARKETING ADVICE**

**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.**

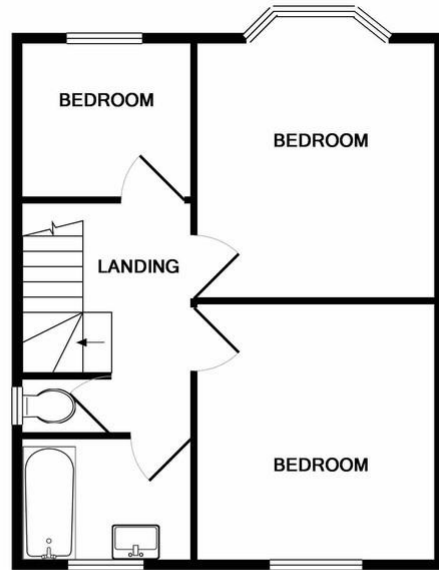
### **DETAILS BY EMAIL**

**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 e mail to [sales@claytons.co.uk](mailto:sales@claytons.co.uk)**

*See all our properties at [www.claytons.co.uk](http://www.claytons.co.uk)*



GROUND FLOOR  
APPROX. FLOOR  
AREA 597 SQ.FT.  
(55.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 482 SQ.FT.  
(44.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1079 SQ.FT. (100.2 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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