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NORTH APPROACH GARSTON WATFORD HERTS WD25 0EH

*** 3 BEDROOMS * LOUNGE * LARGE DINING ROOM * MODERN FITTED KITCHEN *
MODERN SHOWER ROOM * DOUBLE GLAZING * DOUBLE WIDTH GARAGE *
*OFF STREET PARKING ***

This delightful and well maintained 3 bedroom semi detached house benefits from a rear extension to incorporate a large modern fitted kitchen. Additional features include double glazing, south facing garden and a double width garage to the rear.

North Approach is situated within the highly sought after Kingswood area of Garston and provides a convenient access to major road links (A405, A41, M1 and M25) as well as local bus services and numerous pre-school, junior and senior schools.

OFFERS OVER £400,000 ... FREEHOLD

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HALLWAY

Radiator. Laminate flooring. 2 spacious understairs store cupboards.



RECEPTION 1

13' 7" x 10' 5" (4.14m x 3.18m)

Front aspect Georgian double glazing. Laminate wood flooring. Radiator. TV point. Frosted French doors to reception 2.



RECEPTION 1



RECEPTION 2

15' 1" x 10' 2" (4.6m x 3.1m)

Side aspect double glazing. Laminate wood flooring. Radiator. Feature inset real flame fireplace with sandstone surround.



RECEPTION 2



KITCHEN

12' 6" x 5' 4" (3.81m x 1.63m)

Modern range of wall and base level units with marble effect laminated work top surfaces. Single bowl sink unit with chrome mixer tap. Gas cooker point. Overhead extractor hood. Plumbed for a washing machine. Radiator. Tiled floor. Tiled walls. Double glazed window to rear. Double glazed stable door to rear. Integrated dishwasher.



KITCHEN



FIRST FLOOR LANDING

Side aspect double glazing. Access to boarded loft via fold down ladder with light and velux window.

BEDROOM 1

10' 9" x 11' 10" (3.28m x 3.61m)

Front aspect Georgian double glazing. Radiator. Range of fitted wardrobes offering ample storage and hanging space with a matching dressing table and chest of drawers.



BEDROOM 2

9' 10" x 9' 9" (3m x 2.97m)

Rear aspect double glazing. Radiator. Fitted store cupboard. Additionally there is an airing cupboard housing the Vaillant wall mounted central heating boiler and large hot water cylinder.



BEDROOM 3

6' 2" x 8' 5" (1.88m x 2.57m)

Rear aspect double glazing. Radiator.

SHOWER ROOM

Fully tiled 3 piece suite comprising larger than average Showerlux shower cubicle with folding glass doors, low level WC, vanity wash hand basin. Heated towel rail. Front aspect frosted double glazing.



REAR GARDEN

Extends approximately 35'. Lawn area with surrounding patio and shrubs. Outside tap. Outside power point. Gated side access.



REAR GARDEN



GARAGE

18' 4" x 13' 2" (5.59m x 4.01m)

Double width. Access via up and over door. Lighting.

FRONTAGE

Crazy paved off street parking for 2 cars.

📞 VIEWING BY APPOINTMENT THROUGH CLAYTONS 01923 677755

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