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**GARSTON CRESCENT
GARSTON WATFORD
HERTS WD25 0LD**

- * 3 BEDROOMS * 2 RECEPTION ROOMS * DOUBLE GLAZING ***
- * GAS CENTRAL HEATING * IMMACULATE FRONT AND REAR GARDENS ***
- * ENORMOUS 52' X 15' GARAGE ***
- * SHOPS/SUPERMARKETS AND MAJOR ROAD LINKS ALL NEAR BY ***

LOCATION! LOCATION! LOCATION! Situated on the highly sought after Garston Crescent, we are delighted to offer for sale this 3 bedroom semi detached house that occupies a generous plot and offers ample potential for side, rear and loft extensions (stp). Cosmetic improvement throughout is required, nevertheless we strongly recommend an early viewing as a quick sale is anticipated.

£475,000 ... FREEHOLD

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ENCLOSED PORCH WAY

Inner front door to:

HALLWAY

Radiator. Understairs store cupboard houses electric and gas meters.

LOUNGE

13' 6" x 12' 2" (4.11m x 3.71m)

Front aspect double glazing. Real flame coal effect fireplace. Radiator.



DINING ROOM

11' 6" x 9' (3.51m x 2.74m)

Rear aspect double glazing. Electric "real flame" fireplace. Radiator.



KITCHEN

10' 1" x 7' 5" (3.07m x 2.26m)

Wall and base level units with laminated work top surfaces, single drainer sink unit with mixer taps. Freestanding gas cooker. Extractor fan. Fridge/freezer, freezer and washing machine. Rear aspect double glazing. Door to:



LEAN TO/UTILITY AREA

7' 6" x 3' 6" (2.29m x 1.07m)

Power and light. Double glazed door and windows to rear garden

BATHROOM (GROUND FLOOR)

Comprising of a panel enclosed bath, low level WC & wash hand basin. Radiator. Rear aspect frosted window.

STAIRS TO LANDING

Access to loft area.

BEDROOM 1

15' 1" x 12' 6" (4.6m x 3.81m)

Front aspect double glazing. Wall to wall fitted wardrobes. Additional overstairs store cupboard. Radiator.



BEDROOM 2

10' 4" x 10' (3.15m x 3.05m)

Rear aspect double glazing. Fitted wardrobes. Airing cupboard houses the hot water tank. Radiator.



BEDROOM 3

7' 7" x 7' 6" (2.31m x 2.29m)

Rear aspect double glazing. Radiator.



LOFT AREA

9' 6" x 9' 4" (2.9m x 2.84m)

Accessed via fold down ladder. This area has been decorated, carpeted and has a rear aspect velux window, power and light.



FRONTAGE

Approximately 45' deep. Mainly laid to lawn with shrub and flower borders. There is a crazy paved pathway and off street parking for several vehicles.



REAR GARDEN

40' x 40' (12.19m x 12.19m)

Crazy paved patio to a mainly lawned rear garden. Well stocked with a variety of shrubs and flower beds. Outside tap. Large store shed. Gated rear access.



GARAGE

52' x 15' (15.85m x 4.57m)



PLEASE NOTE: Under the Estate Agents Act 1979, please be aware that a member of staff at Claytons Estate Agents is related to the vendor of this property.

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

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