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## **WESTWICK PLACE GARSTON WATFORD HERTS WD25 0FD**

**\* 4 DOUBLE BEDROOMS \* 2 RECEPTION ROOMS PLUS STUDY \* KITCHEN/BREAKFAST ROOM \* CLOAKROOM \* GAS CENTRAL HEATING \* FULLY DOUBLE GLAZED \*  
\* NO UPPER CHAIN \***

Claytons are proud to offer this EXCEPTIONAL 4 (DOUBLE) BEDROOMS, 2 RECEPTION ROOM PLUS STUDY AND 2 BATHROOM DETACHED family residence which has been REALISTICALLY PRICED FOR AN EARLY SALE. Other features include an en-suite bathroom, kitchen/breakfast room, cloakroom, gas central heating, double glazing and NO UPPER CHAIN.

Westwick Place is a particularly sought after cul-de-sac situated just off Sheepcot Drive in the Stanborough area of Garston. Shops, schools and bus routes are close by and for the commuter there is excellent access to the major road links M1, M25, A41 and A405.

**GUIDE PRICE £570,000 ... 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.

## **STORM PORCH**

Georgian style front door to:

## **ENTRANCE HALL**

Boxed radiator. Stairs to first floor. Laminated flooring. Under stairs storage cupboard. Doors to:

## **CLOAKROOM**

Low flush WC. Wash hand basin. Tiled splash back. Double glazed window.

## **INNER LOBBY**

Boxed radiator. Door through to:

## **STUDY**

11' 0" x 8' 0" (3.35m x 2.44m)

Telephone and TV points. Single casement door leads to garden. Radiator. Laminated flooring. Internal door to:

## **STORAGE AREA**

8' 0" x 5' 8" (2.44m x 1.73m)

Light and power. (both the study and the storage area were originally formed to provide a single garage). The rear section has been separated to be the study and the front section is ideal for bicycles, etc.). The garage could be reinstated.

## **DINING ROOM**

12' 3" x 8' 9" (3.73m x 2.67m)

Oriole double glazed window. Boxed radiator. Dado rail. Laminated flooring.



## **LOUNGE**

18' 2" x 13' 3" (5.54m x 4.04m)

Delightfully decorated with Adam style fireplace, wood surround. Telephone and TV points. Window and single casement door to garden. Attractive dado rail. Range of low level fitted units ideal for storage. Wall light fittings. Laminated flooring.



## **KITCHEN/BREAKFAST ROOM**

11' 5" x 11' 0" (3.48m x 3.35m)

Delightfully decorated and comprises inset single drainer stainless steel sink, mixer tap, cupboards and drawers under. Adjacent worksurface with plumbing for dishwasher. Full range of wall mounted units, further units and drawers under, worksurface over. Corner display unit. Large peninsular breakfast bar. Radiator. Part tiled walls. Ceramic tiled flooring. Recessed lighting. Inset 4 ring gas hob. Electric double oven and extractor. Door to:



## **UTILITY ROOM**

8' 0" x 4' 11" (2.44m x 1.5m)

Inset single drainer stainless steel sink with mixer tap, cupboards and drawers under. Adjacent worksurface with plumbing for washing machine. Space for tumble dryer. Wall mounted gas fired boiler supplies domestic hot water and central heating system. Single casement door leads to the garden. Double radiator.



## **FIRST FLOOR - LANDING**

Access to loft space. Built in airing cupboard houses lagged copper cylinder with shelving for linen. Boxed radiator. Panel doors lead to:

### **BEDROOM 1**

11' 7" x 12' 0" (3.53m x 3.66m)

One wall with range of wall to wall fitted wardrobes comprising hanging and shelving. Oriole bay window overlooks garden. Boxed radiator. Telephone point. Telephone point.



### **EN-SUITE BATHROOM**

Panelled bath. Independent shower over the bath with glass screen. Pedestal wash hand basin. Low flush WC. Double glazed window. Part tiled walls. Radiator.

### **BEDROOM 2**

11' 3" x 10' 1" (3.43m x 3.07m)

Double glazed bay window to the front. Range of fitted wardrobes comprising hanging and shelving. TV aerial point. Radiator. Dado rail.



### **BEDROOM 3**

11' 4" x 9' 0" (3.45m x 2.74m)

Oriole double glazed bay window to the front. Radiator. TV aerial point. Dado rail.



### **BEDROOM 4**

15' 3" x 12' 0" (narrowing to 6') (4.65m x 3.66m)

Boxed radiator. Double glazed window to the front. Dado rail. Large built in wardrobe/storage cupboard.



## **BATHROOM**

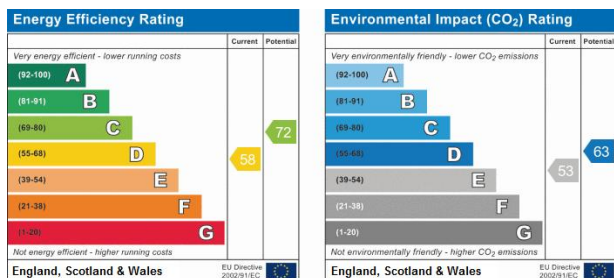
White suite comprises panelled bath, twin grips, mixer tap and shower attachment. Pedestal wash hand basin. Low flush WC. Part tiled walls. Radiator. Wall light fitting incorporated electric shaver socket.



## **OUTSIDE GARDEN**

Delightfully landscaped with raised paved patio. Extensive lawn area. Stepping stone garden path to second patio located to the rear. Well kept, well stocked flower and shrub borders. Pedestrian side access. Covered side passage.





## 📞 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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