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**STUD GREEN
GARSTON WATFORD
HERTS WD25 7EU**

*** LOUNGE * DINING ROOM * SITTING ROOM ***

*** LUXURY KITCHEN/BREAKFAST ROOM * GROUND FLOOR BATHROOM ***

*** 4 BEDROOMS, STUDY AND FAMILY BATHROOM LOCATED ON THE FIRST FLOOR *
ON THE TOP FLOOR IS A LARGE OFFICE/PLAYROOM PLUS SEPARATE OFFICE
ACCESSED VIA FIXED STAIRCASE ***

*** SUPERB GARDEN WITH RAISED FISHPOND * OFF STREET PARKING ***

ENORMOUS 4 BEDROOM, 2 BATHROOM family home with large loft/storage/playroom plus large office accessed via fixed staircase. There are 3 reception rooms plus luxury kitchen and there is a small study located on the first floor. Ample off street parking for several cars. Full double glazing, gas fired central heating. Delightful private garden and early internal inspection is a must to appreciate the size of this desirable home.

Situated within the catchment area of the sought after Parmiters School, close to Watford's town centre and excellent communications to both London and the north.

£590,000 ... FREEHOLD

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DOUBLE GLAZED FRONT DOOR TO:

ENTRANCE HALL

Tiled flooring. Box radiator. Stairs to first floor. Meter cupboard.

SITTING ROOM

11' x 14' 6" (3.35m x 4.42m)

Radiator. Double glazed bay window. Laminate wood effect flooring.



LOUNGE

13' 3" x 16' 1" (4.04m x 4.9m)

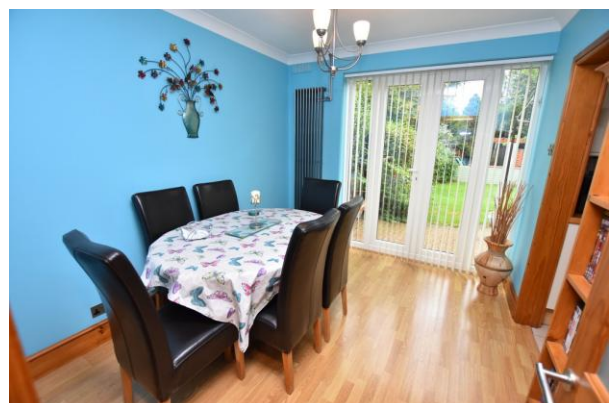
Adam style fireplace with fitted stone effect fire. Double glazed bay window. Radiator. Laminated flooring. Double doors open onto:



DINING ROOM

9' 3" x 10' 8" (2.82m x 3.25m)

Laminated flooring. Vertical radiator. Double glazed double doors open onto garden. Open to:



KITCHEN/BREAKFAST ROOM

17' x 12' (5.18m x 3.66m)

Can also be approached independently from the hall.

Kitchen section; Comprises one and half bowl stainless steel sink, mixer tap, cupboards under, integrated dishwasher. Extensive range of wall and base units, which also incorporates integrated fridge and freezer. Inset 4 ring electric hob, electric oven, extractor. Further range of wall mounted units, work surface under. Washing machine and tumble dryer are concealed within cupboards. Breakfast bar. Glass fronted display cabinet. Part tiled walls.

Recessed lighting. Tiled flooring. Double glazed window over looks the garden. Double glazed single casement door leads to outside. Cupboard houses gas fired boiler that supplies domestic hot water and central heating system.

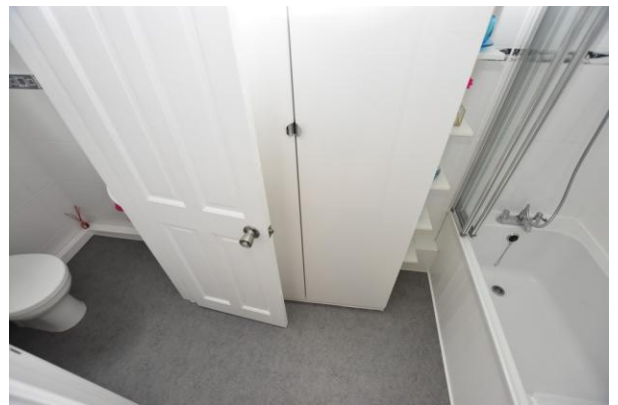
Door to:



BATHROOM

Small panel bath with seat, mixer tap, shower attachment, concertina screen, large storage cupboard. Fully tiled walls.

Access to:



CLOAKROOM

Low flush suite, wash hand basin, rad. Part tiled walls. Double glazed window.

FIRST FLOOR SPLIT LANDING

Built in airing cupboard houses lagged copper cylinder. Doors to:

BEDROOM 1

12' 6" x 12' 7" (3.81m x 3.84m)

Double glazed window to front. Radiator. Range of fitted wardrobes.



BEDROOM 2

11' 8" x 10' 2" (3.56m x 3.1m)

Radiator. Double glazed window. Laminated flooring.



BEDROOM 3

12' x 10' (3.66m x 3.05m)

Radiator. Double glazed window. TV aerial point. Laminated flooring.



BEDROOM 4

11' 2" x 9' 9" (3.4m x 2.97m)

Radiator. Laminated flooring. Double glazed window.



FAMILY BATHROOM

White suite, shower bath, mixer tap, independent Aqualiser shower and glass screen, inset wash hand basin to vanity unit and low flush WC. Radiator. Fully tiled walls. Double glazed window.



STUDY

9' 5" x 7' 7" (2.87m x 2.31m)

Study: 9'5 x 7'7 (max). Radiator. Double glazed window.

Fitted staircase to:



LOFT STORAGE ROOM

19' 1" x 12' 6" (5.82m x 3.81m)

Under eaves storage area. Radiator. Double glazed velux window to front. Door to:



LOFT STORAGE AREA

12' x 10' (3.66m x 3.05m)

Under eaves storage. Velux double glazed window.

Laminated flooring. Radiator.



OUTSIDE GARDEN

Garden is approximately. 100'. Paved patio, lawn area with stepping stone garden path with flower and shrub borders. To the rear there is a shingle area/patio ideal as a kiddies play area. Raised pond with sun loggia. Pedestrian side access. Outside light. Outside water tap.



📞 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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