

Tel: 01923 677755

Fax: 01923 680729

www.claytons.co.uk

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**EASTLEA AVENUE  
GARSTON WATFORD  
HERTS WD25 9DG**

**\* 3 BEDROOMS \* LARGE BATHROOM \* 26'4 THROUGH LOUNGE \* CONSERVATORY \*  
\* DOUBLE GLAZING \* GAS CENTRAL HEATING \* OFF STREET PARKING \*  
\* 26'5 X 15'2 GARAGE/WORKSHOP \* NO UPPER CHAIN \***

OFFERING ENORMOUS POTENTIAL FOR EXTENSIONS, we are delighted to offer for sale this 3 bedroom semi detached house that is ideally situated for access to major road links, schools and shopping facilities. The property has a stunning, secluded 80' garden that backs onto the popular Munden parkland and further features include a 26'5 x 15'2 GARAGE/WORKSHOP, conservatory, double glazing and NO UPPER CHAIN. Viewing is highly recommended to avoid disappointment!

**GUIDE PRICE £500,000 ... 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

Double glazed front door to:

## HALLWAY

Side aspect frosted double glazing. Radiator. Understairs store cupboard



## THROUGH LOUNGE

26' 4" x 12' 8" (8.03m x 3.86m)

Front aspect double glazing. 2 radiators. Real flame log effect gas fire. TV point. Sliding double glazed patio doors to:



## THROUGH LOUNGE



## THROUGH LOUNGE



## **CONSERVATORY**

11' x 10' 4" (3.35m x 3.15m)

Double glazed windows and door to rear garden. Radiator.



## **KITCHEN**

12' x 7' 8" (3.66m x 2.34m)

Range of wall and base level units with laminated work top surfaces. One and half bowl sink unit with mixer tap. Integrated oven. 4 ring gas hob. Over head extractor hood. Radiator. Rear aspect double glazing. Door to garage.



## **KITCHEN**



## **STAIRS TO FIRST FLOOR LANDING**

Frosted double glazing.

## **BEDROOM 1**

13' 5" x 11' (4.09m x 3.35m)

Front aspect double glazing. Fitted wardrobes. Radiator.



## **BEDROOM 2**

12' 6" x 11' (3.81m x 3.35m)

Rear aspect double glazing. Fitted wardrobes. Radiator.



## **BEDROOM 3**

9' 9" x 7' 8" (2.97m x 2.34m)

Front aspect double glazing. Radiator.



## **BATHROOM**

9' 1" x 7' 9" (2.77m x 2.36m)

Comprising of a corner panel enclosed bath with wall mounted shower unit, vanity wash hand basin, low level WC. Radiator. Airing cupboard. Spot lit ceiling. Side and rear aspect frosted double glazing.



## **FRONTAGE**

A lawned front garden sits along side a generous driveway providing off street parking.

## **GARAGE**

26' 5" x 15' 2" (8.05m x 4.62m)

Via own drive. Power and light. Sink unit. Selection of store cubboards. Wall mounted Worcester central heating boiler recently installed.



## **REAR GARDEN**

Approximately 80'. This lovely secluded garden is well stocked with a variety of mature shrubs and trees. It is mainly laid to lawn but also has a large patio area. Backs onto the highly popular Munden parkland.



## **REAR GARDEN**



## **📞 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 email to [sales@claytons.co.uk](mailto:sales@claytons.co.uk)**

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