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**ST. ALBANS ROAD
GARSTON, WATFORD,
HERTS WD25 0NH**

- * 2 BED GROUND FLOOR MAISONETTE * REFURBISHED THROUGHOUT ***
- * LUXURY FITTED KITCHEN WITH APPLIANCES * LUXURY BATHROOM SUITE ***
- * DOUBLE GLAZING * OWN ENTRANCE * PARKING FOR 2 CARS * NEW LEASE ***

COMPLETELY REFURBISHED THROUGHOUT TO THE HIGHEST STANDARD and offered for sale with a wealth of features, this two bedroom GROUND FLOOR maisonette has NO UPPER CHAIN and is perfectly situated for easy access to the M1, M25 and North Orbital Road. Benefits include a private rear garden, off street parking for 2 cars and a NEW LEASE. Competitively priced for a quick sale, we strongly recommend an early viewing to avoid disappointment.

GUIDE PRICE £265,000 ... LEASEHOLD

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

Front door into

HALLWAY

Laminate flooring. Radiator.

RECEPTION ROOM

15' 10" x 12' (4.83m x 3.66m)

Rear aspect double glazed door and window. Radiator.

Large store cupboard. Side aspect double glazing.



KITCHEN

11' 0" x 8' 5" (3.35m x 2.57m)

Newly fitted and comprises of a range of wall and base level units with laminated wood effect work top surfaces. Single drainer one and half bowl sink unit with chrome mixer tap. Integrated oven, 4 ring gas hob and over head extractor hood. Integrated washing machine. Wall mounted Valiant central heating boiler. Spot lit ceiling. Laminate flooring. Radiator. Side aspect double glazing.



BEDROOM 1

13' 6" x 8' 10" (4.11m x 2.69m)

Front aspect double glazing. Laminated flooring.

Radiator.



BEDROOM 2

9' 1" x 5' 5" (2.77m x 1.65m)

Side aspect double glazing. Laminate flooring. Radiator.

BATHROOM

8' 3" x 6' 3" (2.51m x 1.91m)

newly installed white suite comprises of a panel enclosed bath with rain shower unit, additional hand shower attachment, glass shower screen, vanity wash hand basin and low level WC. Chrome heated towel rail. Extractor fan. Spot lit ceiling. Side aspect frosted double glazing.



REAR GARDEN

28'2 x 7'7 shingled area which leads to the garden. There is lawned section of garden enclosed by timber fencing. Gated rear access.



GARDEN



PARKING

Parking for 2 cars to the rear of the property.



FRONTAGE

Front garden is low maintenance with shingle flower beds.

LEASE: We have been advised by the Vendor that a brand new lease of 999 year will be offered on completion.

📞 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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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

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