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WEALL GREEN GARSTON WATFORD HERTS WD25 7EN

*** 3 EXCELLENT SIZE BEDROOMS (2 DOUBLE) * 2 SEPARATE RECEPTION ROOMS *
* KITCHEN * MODERN BATHROOM * 50' REAR GARDEN * GAS CENTRAL HEATING *
* OFF STREET PARKING * NO UPPER CHAIN ***

Delightful END OF TERRACE FAMILY HOME, 2 separate reception rooms, kitchen, 3 EXCELLENT SIZE BEDROOMS, 3 piece bathroom, private garden, two brick storage sheds, full gas fired central heating, NEWLY INSTALLED DOUBLE GLAZED WINDOWS, overlooking a green and offered with NO UPPER CHAIN.

Located in the catchment area of the sought after Parmiters School, walking distance of excellent local amenities and Watford's town centre which offers a multitude of shopping and leisure facilities together with the M1 and M25 major road links are also close by.

£395,000 ... 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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DOUBLE GLAZED FRONT DOOR TO:

ENTRANCE HALL

Laminated flooring. Radiator. Meter cupboard. Stairs to first floor. Door to:

LOUNGE

13' 5" x 12' 5" (4.09m x 3.78m)

Adam style fireplace. TV aerial point. Double glazed window. Radiator. Door to:



DINING ROOM

9' 7" x 11' 4" (2.92m x 3.45m)

Can also be approached via the kitchen. Double glazed double doors open onto garden. Laminated flooring. Radiator.



KITCHEN

9' 10" x 12' 4" (3m x 3.76m)

Light wood panel units with single drainer sink, mixer tap, cupboards under. Adjacent work surface with plumbing for dishwasher and washing machine. Range of wall and base units, work surface over. Inset 4 ring gas hob, extractor. Built in electric double oven. Space for fridge/freezer. Cupboard conceals the gas fired gas boiler that supplies domestic hot water and central heating system. Radiator. Part tiled walls. Double glazed window overlooks the garden. Double glazed single casement door to outside.



FIRST FLOOR LANDING

Access to boarded loft space. Built in airing cupboard houses lagged copper cylinder. Door to:

BEDROOM 1

13' 4" x 12' 5" (4.06m x 3.78m)

Radiator. Double glazed window. Single door built in wardrobe.



BEDROOM 2

13' 4" x 11' (4.06m x 3.35m)

Radiator. Double glazed window.



BEDROOM 3

10' x 7' 5" (3.05m x 2.26m)

Double aspect with double glazed window to front and side.



BATHROOM

White suite comprising panel bath, mixer tap, shower attachment, independent shower over the bath, rail and curtain, pedestal wash hand basin, low flush WC. Radiator. Double glazed window. Laminated flooring. Part tiled walls.



GARDEN

Rear garden extends approximately 50'. Patio, garden path, 2nd patio to rear. Fully fenced. Wider than average side access. Two brick out buildings ideal for stage. Lawn area. Outside water tap. Outside lighting. Shed available for purchase by negotiation.



PARKING

Off street parking for 1 car to the front of the 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

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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