

Tel: 01923 677755
Fax: 01923 680729
www.claytons.co.uk



**ALL SAINTS CRESCENT
GARSTON WATFORD
HERTS WD25 0LU**

*** DETACHED HOUSE * 3 BEDROOMS * NEWLY BUILT CONSERVATORY *
* EXTENDED KITCHEN * GROUND FLOOR CLOAKROOM * UTILITY ROOM *
* AMPLE SPACE FOR FURTHER EXTENSION STPP ***

Stunning detached family home offers well planned living accommodation ample space to extend subject to usual planning permission, large open plan living area, extended kitchen, utility room, cloakroom . Tucked into the bottom of this desirable cul de sac next to All Saints Church in the catchment area of Parmiters School. Close to excellent shops and leisure facilities.

OIEO £550,000 ... 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.

Claytons & Hayes Ltd • Registered in England No. 2655243 • Registered Office: 4 Garston Park Parade, Garston, Watford, Herts WD25 9LQ • vat No. 579331903

ENTRANCE PORCH

Door through to:

ENTRANCE LOBBY

Radiator. Stairs to first floor.

GROUND FLOOR CLOAKROOM

Low flush WC, wash hand basin and heated towel rail/radiator.



LOUNGE/DINER

25' 4" x 18' (7.72m x 5.49m) Narrowing to 14'2"
Feature gas fireplace, two radiators, TV aerial point.
Double glazed window to front aspect and double glazed
double doors open onto conservatory. Wood block
flooring throughout the hall and lounge/diner.



LOUNGE/DINER



LOUNGE/DINER



LOUNGE/DINER



NEWLY BUILT CONSERVATORY

11' 4" x 10' 3" (3.45m x 3.12m)

Underfloor heating. Doors open onto garden



KITCHEN

14' 4" x 7' 7" (4.37m x 2.31m)

Delightfully fitted and comprises single drainer stainless steel sink, mixer tap, integrated dishwasher. Range of wall and base units, work surface over, electric cooker point. Integrated fridge. Part tiled walls. Double glazed windows. Double glazed double doors open onto garden. Radiator. Access to:



UTILITY ROOM

7' x 7' (2.13m x 2.13m)

Plumbing for washing machine and space for tumble dryer.
Wash basin. Large walk in storage cupboard. Door to garage.



FIRST FLOOR LANDING

Double glazed window. Access to insulated and boarded loft space with light and power. Doors to:

BEDROOM 1

13' x 11' 8" (3.96m x 3.56m)

Range of fitted wardrobes (ladies and gents), drawer unit and shoe rack. Double glazed window. Radiator.



BEDROOM 2

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



BEDROOM 3

9' 9" x 6' 6" (2.97m x 1.98m)

Double glazed window. Radiator. Built in wardrobe/storage cupboard.



LUXURY BATHROOM

Twin ended panel bath, independent power shower over, rail and curtain, modern wall mounted wash hand basin, low flush WC. Heated towel rail/radiator.



GARAGE

18' x 8' (5.49m x 2.44m)

Approached via own drive. Light and power. Houses gas and electric meters and newly installed condensing combination boiler.

OUTSIDE

Delightful rear garden extends approximately 60' x 35'. Patio area. Delightful lawned area. Well stocked well kept, flower and shrub borders. Outside water tap and power socket. Garden shed. Off street parking for 3/4 cars.



OUTSIDE



OUTSIDE



📞 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

See all our properties at www.claytons.co.uk