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**MUNDEN GROVE  
WATFORD  
HERTS WD24 7EF**

- \* ENTRANCE HALL \* 2 RECEPTION ROOMS + CONSERVATORY \* KITCHEN \***
- \* GUEST CLOAKROOM \* 3 BEDROOMS AND FAMILY BATHROOM ON FIRST FLOOR \***
- \* MASTER BEDROOM AND EN-SUITE ON SECOND FLOOR \***
- \* GARAGE + OFF STREET PARKING \* GAS CENTRAL HEATING \* DOUBLE GLAZING \***
- \* NO UPPER CHAIN \***

**HIGHLY SOUGHT AFTER KNUTSFORD ESTATE!** Be quick to view this 4 BEDROOM SEMI DETACHED HOUSE featuring conservatory and kitchen extensions. This attractive family home is situated within the catchment area of the highly sought after Knutsford School and needs to be sold with the benefit of NO UPPER CHAIN. Excellent condition throughout, guest cloakroom, double glazing, 17'5 x 11'2 loft bedroom with en-suite shower room, approximately 60' rear garden, off street parking for several cars.

**£550,000 ... FREEHOLD**

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## **STORM PORCH**

Front door into hallway.

## **HALLWAY**

Wood flooring. Concealed radiator. Under stairs storage cupboard. Additional coat cupboard. Stairs to first floor.

## **LOUNGE**

11' x 12' 5" (3.35m x 3.78m)

Front aspect leaded double glazed bay window. Gas fire with marble hearth and wooden mantle. I understand the fireplace is not in use at present. TV point. Radiator. French doors opening into the dining room.

## **DINING ROOM**

12'3 x 10'2

Radiator. Wood flooring. Glass French doors leading into conservatory

## **CONSERVATORY**

14' 8" x 9' 5" (4.47m x 2.87m)

Double glazed with wood flooring. Radiator. Roof blinds.

## **KITCHEN**

15' 1" x 9' (4.6m x 2.74m)

Comprising of a range of wall and base level units and comprising granite effect laminated work top surfaces. Integrated oven. 4 ring gas hob. Over head extractor fan. One and half bowl sink unit with mixer taps. Plumbed for a dishwasher. Sky light. Rear aspect double glazed window and door. Tiled floor. Door to inner lobby.

## **INNER LOBBY**

Doors to guest WC and garage

## **GUEST CLOAKROOM**

Low level WC. Wash hand basin. Radiator. Extractor fan.

## **FIRST FLOOR LANDING**

Side aspect double glazing.

## **BEDROOM 2**

14' 10" x 10' 7" (4.52m x 3.23m)

Front aspect double glazed. Fitted wardrobes offering ample storage and hanging space. Radiator.

## **BEDROOM 3**

10' 1" x 11' 1" (3.07m x 3.38m)

Rear aspect double glazing. Fitted wardrobes. Radiator.



## **BEDROOM 4**

6' x 6' 10" (1.83m x 2.08m)

Bedroom 3: Front aspect double glazing. Radiator. 6' x 6'10"

## **BATHROOM**

A white fully tiled 3 piece suite comprises of a panel enclosed bath with shower unit and folding shower screen. Low level WC. Vanity wash hand basin. Heated towel rail. Side aspect frosted double glazing



## **STAIRS TO SECOND FLOOR**

Side aspect double glazing.

## **BEDROOM 1**

17' 5" x 11' 2" (5.31m x 3.4m)

2 front aspect velux windows. Rear aspect double glazed window. Fitted wardrobes. Radiator. Eaves storage.

## **EN-SUITE SHOWER ROOM**

A modern fully tiled white 3 piece suite comprises of a corner shower cubicle. Vanity wash hand basin. Low level WC. Heated towel rail. Spot lit ceiling. Extractor fan. Rear aspect frosted double glazing.

## **REAR GARDEN**

Approximately 60' Large paved patio and lawned section of garden enclosed by timber fencing and well stocked with a variety of mature conifers and trees.

## **GARDEN**



## **GARAGE**

14' x 8' 5" (4.27m x 2.57m)

Via up and over door with power and light housing the wall mounted central heating boiler.

## **FRONTAGE**

Off street parking for several cars.

## **📞 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.

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