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**BALMORAL ROAD
WATFORD
HERTS WD24 4ET**

*** COMPLETELY REFURBISHED * 3 BEDROOMS * 2 RECEPTION ROOMS * GUEST WC *
* DOUBLE GLAZING * GAS CENTRAL HEATING * NO UPPER CHAIN ***

A STUNNING FAMILY HOME WITH NO UPPER CHAIN! Refurbished to the highest standard, we are delighted to offer for sale this 3 bedroom semi-detached house that offers generous scope for side, rear and loft conversions (stp).

The property is located close by to Knutsford Junior School as well as Watford's town centre, local rail links and major road links M1, M25 and A41.

A QUICK SALE IS ANTICIPATED!

OFFERS IN EXCESS OF £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

Front door to:

HALLWAY

Side aspect double glazing. Radiator. Understairs store cupboard. Spot lit ceiling.

GUEST WC

Low level WC and wash hand basin. Fully tiled. Spot lit ceiling.

RECEPTION 1

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

Front aspect double glazed bay window. Radiator.



RECEPTION 2

10' 2" x 12' 7" (3.1m x 3.84m)

Rear aspect double glazed French doors. Radiator.



KITCHEN

8' 9" x 6' 1" (2.67m x 1.85m)

Brand new fully equipped kitchen comprises of wall and base level units with marble effect laminated work top surfaces, single drainer sink unit with mixer tap, integrated oven with 4 ring induction hob and over head extractor hood, fridge/freezer, washing machine. Fully tiled. Spot lit ceiling. Rear and side aspect double glazing.



FIRST FLOOR LANDING

Access to loft. Side aspect double glazing.

BEDROOM 1

14' 10" x 10' (4.52m x 3.05m)

Front aspect double glazed bay window. Radiator.

BEDROOM 2

10' 2" x 11' 1" (3.1m x 3.38m)

Rear aspect double glazing. Radiator.



BEDROOM 3

6' 2" x 7' 10" (1.88m x 2.39m)

Front aspect double glazing. Radiator.



BATHROOM

Newly fitted fully tiled white 3 piece suite comprises of a panel enclosed bath with wall mounted hand shower attachment, glass shower screen, low level WC and wash hand basin. Extractor fan. Spot lit ceiling. Side aspect frosted double glazing.



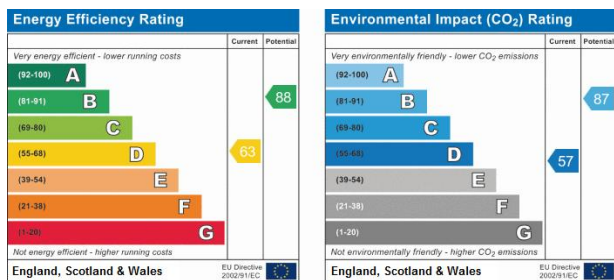
REAR GARDEN

17'4 x 12'2 Private decking area. Large lawn garden of 44' x 32' Fully enclosed by timber fencing.



FRONTAGE

Off street parking for 4/5 vehicles .



☎ 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.

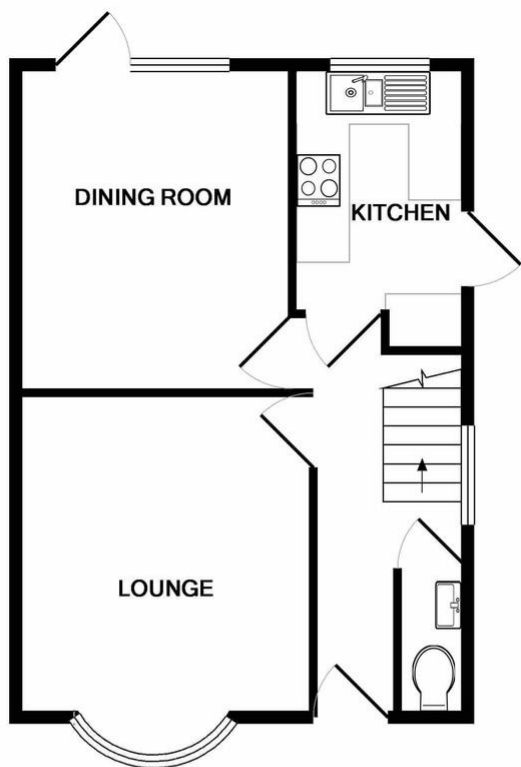
FREE VALUATIONS & MARKETING ADVICE

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.

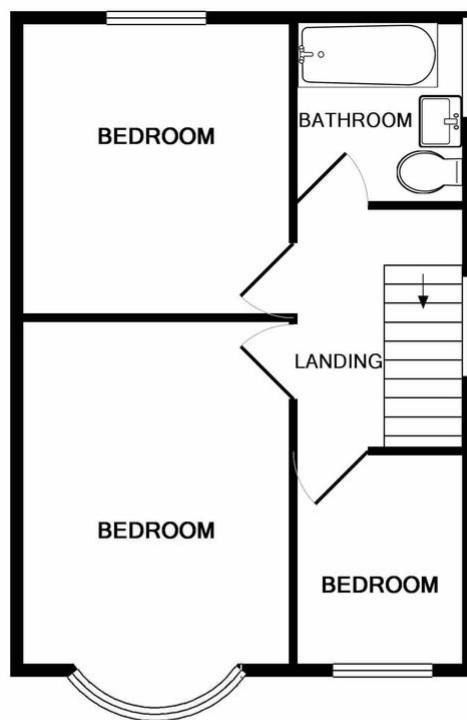
DETAILS BY EMAIL

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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GROUND FLOOR
APPROX. FLOOR
AREA 419 SQ.FT.
(39.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 420 SQ.FT.
(39.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 839 SQ.FT. (77.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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