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**NOTTINGHAM CLOSE
GARSTON WATFORD
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*** ENTRANCE HALL * LOUNGE/DINER * KITCHEN/BREAKFAST ROOM * 3 BEDROOMS
* LUXURY BATHROOM * REAR GARDEN * GAS CENTRAL HEATING * ***

Excellent family home in SUPERB ORDER with top of the range fitted wardrobes in master bedroom, spacious lounge/diner, modern kitchen and bathroom, private rear garden with flagstone paving and lawned area, NEW DOUBLE GLAZED WINDOWS and full gas fired central heating. Internal inspection is simply a must to appreciate this delightful home.

Located within a few minutes walk of Leavesden Green Primary School, local amenities and the major road links, M1, M25, A41 and A405 are close by.

£350,000 ... 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.

DOUBLE GLAZED FRONT DOOR TO:

ENTRANCE HALL

Radiator. Recessed mirror. Stairs to first floor.
Understairs recess plus storage cupboards with space for
fridge/freezer. Further built in cupboard which houses gas
fired boiler that supplies domestic hot water and central
heating system. Door to:



LOUNGE/DINNER

12' 1" x 18" (3.68m x 5.49m)
Oriole double glazed bay window. Two radiators. TV
aerial point.



LOUNGE/DINNER



KITCHEN/BREAKFAST ROOM

17' 2" x 9' 2" (5.23m x 2.79m)
Delightfully fitted in white units and comprises single
drainer stainless steel sink, mixer tap, cupboards under.
Adjacent work surface with plumbing for dishwasher and
washing machine. Further range of base units with work
surface over. Inset 4 ring electric hob, electric oven,
extractor. Space for large fridge/freezer. Extensive
breakfast bar with further storage cupboards under.
Recessed lighting. Part tiled walls. Larder/storage
cupboard houses gas meter. Double glazed windows over



look the garden. Double glazed single casement door leading to outside.

KITCHEN/BREAKFAST ROOM



FIRST FLOOR LANDING

Access to loft space. Built in airing cupboard with space for tumble dryer, shelving for linen etc. Door to:



BEDROOM 1

12' 5" x 10' (3.78m x 3.05m)

Extensive range of luxurious fitted wardrobes with hanging and shelving. Knee-hole dressing unit. TV aerial point. Radiator. Double glazed window.



BEDROOM 2

11' 4" x 13' 4" (3.45m x 4.06m)

Radiator. Double glazed window over looking the rear.



BEDROOM 2



BEDROOM 3

9' x 7' (2.74m x 2.13m)

Radiator. Double glazed window.



BATHROOM

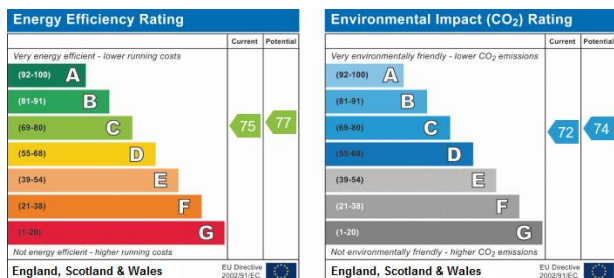
Luxury white suite comprising panel bath, mixer tap and shower attachment, pedestal wash hand basin, low flush WC. Part tiled walls in attractive tiling. Double glazed window. Laminated flooring. Heated towel rail/radiator.



OUTSIDE

Garden extends approximately 35' with flagstone patio, lawn area, brand new fencing to concrete post, brick shed with new roof and pedestrian rear access.





📞 VIEWING BY APPOINTMENT THROUGH CLAYTONS 01923 677755

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