

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



NORTH APPROACH WATFORD WD25 0EH

*** 3 BED SEMI-DETACHED * LOUNGE * OPEN PLAN LIVING/DINER/FAMILY AREA *
* OFF STREET PARKING * GARAGE * FULL GAS CENTRAL HEATING *
* FULLY DOUBLE GLAZED ***

Stunning 3 bedroom family home offers spacious living accommodation. Open plan kitchen/diner/family area. Lounge with open fireplace. Full gas fired central heating. Double glazed. Garage located to the rear of the property. An early internal inspection of this charming property is highly recommended.

Situated in the cul-de-sac section of North Approach within close proximity of excellent local amenities. Excellent primary and senior schools are close by. Watford's town centre which offers a multitude of shopping and leisure facilities is within 3 miles. The M1 and M25 major road links are also close by.

£445,000 ... 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

STORM PORCH

DOUBLE GLAZED FRONT DOOR TO:

ENTRANCE HALL

Radiator. Stairs to first floor. Double glazed window to the side. Under stairs storage cupboard. Door through to:

LOUNGE

15' 7" x 11' 8" (4.75m x 3.56m)

Double glazed bay window. Feature open Adam style fireplace with wood surround, cast iron inlay and hand painted tiles. Wall light fittings. Radiator. Archway opens onto open plan dining/family/kitchen area.



OPEN PLAN FAMILY/DINING/KITCHEN

18' 0" x 15' 0" (5.49m x 4.57m)

Ample space for large dining table. Radiator. Double glazed window and single casement door glazed door open onto the garden. Laminated flooring which extends into kitchen and the kitchen area can also be approached independently from the hall. Kitchen comprises single drainer stainless steel sink with mixer tap, cupboards under. Plumbing for washing machine. Full range of wall and base units with worksurface over. Recess for electric cooker. There is also a peninsular breakfast bar and under stairs storage recess ideal for fridge/freezer. Double glazed window overlooks the garden. Double glazed single casement door leads to outside. Recessed lighting.



OPEN PLAN FAMILY/DINER KITCHEN



FIRST FLOOR - LANDING

Access to loft space. Stripped internal panel doors.

BEDROOM 1

11' 1" x 14' 9" (3.38m x 4.5m)

Double glazed bay window to the front. Radiator.



BEDROOM 2

11' 1" x 15' 0" (3.38m x 4.57m)

Radiator. Double glazed window to the rear.



BEDROOM 3

8' 9" x 7' 0" (2.67m x 2.13m)

Radiator. Double glazed window.

BATHROOM

Luxury bathroom with white suite comprises panel bath, mixer tap. Independent shower over the bath with glass screen. Inset wash basin to vanity unit. Heated towel rail/radiator. Fully tiled walls in attractive tiling. Tiled flooring. Louvre fronted cupboard which houses the gas fired boiler that supplies domestic hot water and central heating system and water cylinder.



SEPARATE WC

Low flush suite. Part tiled walls.



OUTSIDE

The garden extends approximately 60' with delightful paved patio. Pedestrian side access. Garden shed. Lawned area. Well stocked, well kept flower and shrub borders. Personal door through to the garage which is approached via rear service road with up and over door (20' x 9'7) with light and power.



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

