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**BRIAR ROAD
GARSTON WATFORD
HERTS WD25 0HP**

*** EXTENDED 3 BEDROOM FAMILY HOME * LOUNGE/DINER * KITCHEN *
* MASTER BEDROOM WITH EN-SUITE SHOWER ROOM *
* LUXURY FAMILY BATHROOM * REAR GARDEN * GARAGE * OFF STREET PARKING ***

The property is a 3 bedroom family home with en-suite shower room to master bedroom, luxurious family bathroom, delightful through lounge/diner, kitchen, enclosed garden, enormous double width garage, full double glazing, gas fired central heating. Renovated and decorated throughout to the highest standard. Off road parking and garage. Early internal inspection is simply a must to appreciate this delightful home.

Situated in this sought after location close to proximity of excellent local amenities, Watford town centre which offers a multitude of shopping and leisure facilities together with the M1 and M25 major road links are close by.

£425,000 ... FREEHOLD

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DOUBLE GLAZED PORCH

Door to:

INNER LOBBY

Stairs to first floor. Door through to:

OPEN PLAN LOUNGE/DINER

23' 1" x 11' 9" (7.04m x 3.58m)

Double glazed bay window to front. TV aerial point. Two radiators, one of which is boxed. Double glazed sliding patio doors lead to garden. Door through to:



LOUNGE/DINER



KITCHEN

7' 2" x 10' (2.18m x 3.05m)

Single drainer stainless steel sink, mixer tap, cupboards under. Adjacent work surface with plumbing for washing machine. Range of wall and base units, work surface over. Gas cooker point. Space for large fridge/freezer. Plumbing for washing machine. Understairs storage cupboard with fitted shelving. Double glazed single casement door leads to outside.



KITCHEN



FIRST FLOOR LANDING

Access to second floor. Double glazed window. Radiator. Door through to:



BEDROOM TWO

10' 3" x 11' 8" (3.12m x 3.56m)

Radiator. Double glazed window to front.



BEDROOM THREE

10' 3" x 9' 2" (3.12m x 2.79m)

Built in boiler cupboard that houses combination gas fired boiler. Radiator. Double glazed window over looks the garden. Recessed lighting.



BATHROOM

Panel bath, mixer tap, shower attachment, pedestal wash hand basin and low flush WC. Towel rail/radiator. Fully tiled walls in attractive tiling. Tiled flooring. Recessed lighting.



SECOND FLOOR LANDING

Velux double glazed window. Door to:

BEDROOM 1

15' 3" x 8' 8" (4.65m x 2.64m)

Under eaves storage cupboard. Built in wardrobes. Radiator. Double glazed window over looks the rear. Velux double glazed window. Recessed lighting.



EN-SUITE SHOWER

Independent shower cubicle, inset wash hand basin to vanity unit and low flush WC, double glazed window. Fully tiled walls extractor. Tiled flooring. Heated towel rail/radiator.



OUTSIDE

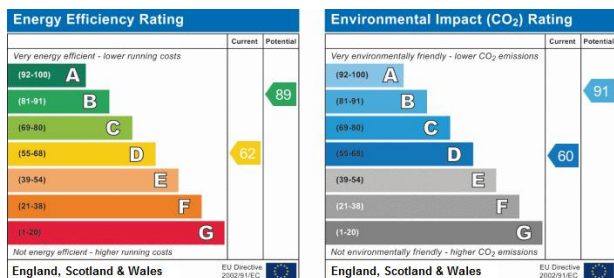
The garden extends 60'. Newly laid raised patio, extensive lawned area, fenced to both sides.

To the rear of the garden is a garage 20' x 13'6" and approached via rear service road with up and over door. There is also a single door from the service road and another single door into the garden. Light and power. Ample storage. Two single glazed windows over look the garden.



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.

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