

Tel: 01923 677755
Fax: 01923 680729

www.claytons.co.uk



**THE GLEBE
GARSTON WATFORD
HERTS WD25 0LT**

* * * * *

THIS DELIGHTFUL 2 BEDROOM SEMI-DETACHED BUNGALOW has been EXTENDED TO PROVIDE LARGER THAN AVERAGE LIVING ACCOMMODATION. Spacious, kitchen/breakfast room, large lounge, 2 double bedrooms both with fitted wardrobes and bathroom. Large loft accessed via pull down ladder with window. Private garden backing St. Michaels School and off street parking for 3 cars. Full gas fired central heating and double glazing. NO UPPER CHAIN.

OFFERS IN EXCESS OF £400,000 ... 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

DOUBLE GLAZED FRONT DOOR

ENTRANCE HALL

Access to the loft space. Radiator. Built in wardrobe/storage cupboard. Door through to:

EXTENDED LOUNGE/DINER

25' 7" x 10' 5" (7.8m x 3.18m)

Two Radiators. Wall mounted glass fronted coal effect gas fire incorporated back boiler that supplies domestic hot water and central heating system. TV aerial point. Double glazed sliding patio doors open onto the garden. Door through to the kitchen/breakfast room.



EXTENDED LOUNGE/DINER



KITCHEN/BREAKFAST ROOM

17' 6" x 7' 6" (5.33m x 2.29m)

Delightfully fitted in light wood units and comprises one and half bowl single drainer stainless steel sink with mixer tap, cupboards under. Adjacent work surface with inset 4 ring gas hob. Electric double oven. Extensive range of wall and base units with work surface over. Recess for washing machine, tumble dryer, fridge/freezer, etc. Ample space for dining table. Double glazed windows to the side and rear. Tiled floor. Radiator.



KITCHEN/BREAKFAST ROOM



BEDROOM 1

12' 2 (excluding wardrobe space)" x 10' 4" (3.71m x 3.15m)

Fitted wardrobes. Radiator. Double glazed window to the front.



BEDROOM 2

11' 1" x 7' 8" (3.38m x 2.34m)

Double door built in wardrobe. Radiator. Double glazed window to the front.



BATHROOM

White suite with panel bath, mixer tap, shower attachment. Independent shower over the bath with glass screen. Pedestal wash hand basin. Low flush WC. Radiator. Fully tiled walls. Double glazed window. Radiator. Cupboard houses lagged copper cylinder with shelving for linen and houses the controls for the central heating system.



FRONTAGE

There is a paved driveway with off street parking for 3 cars. Double gates lead to the back garden.

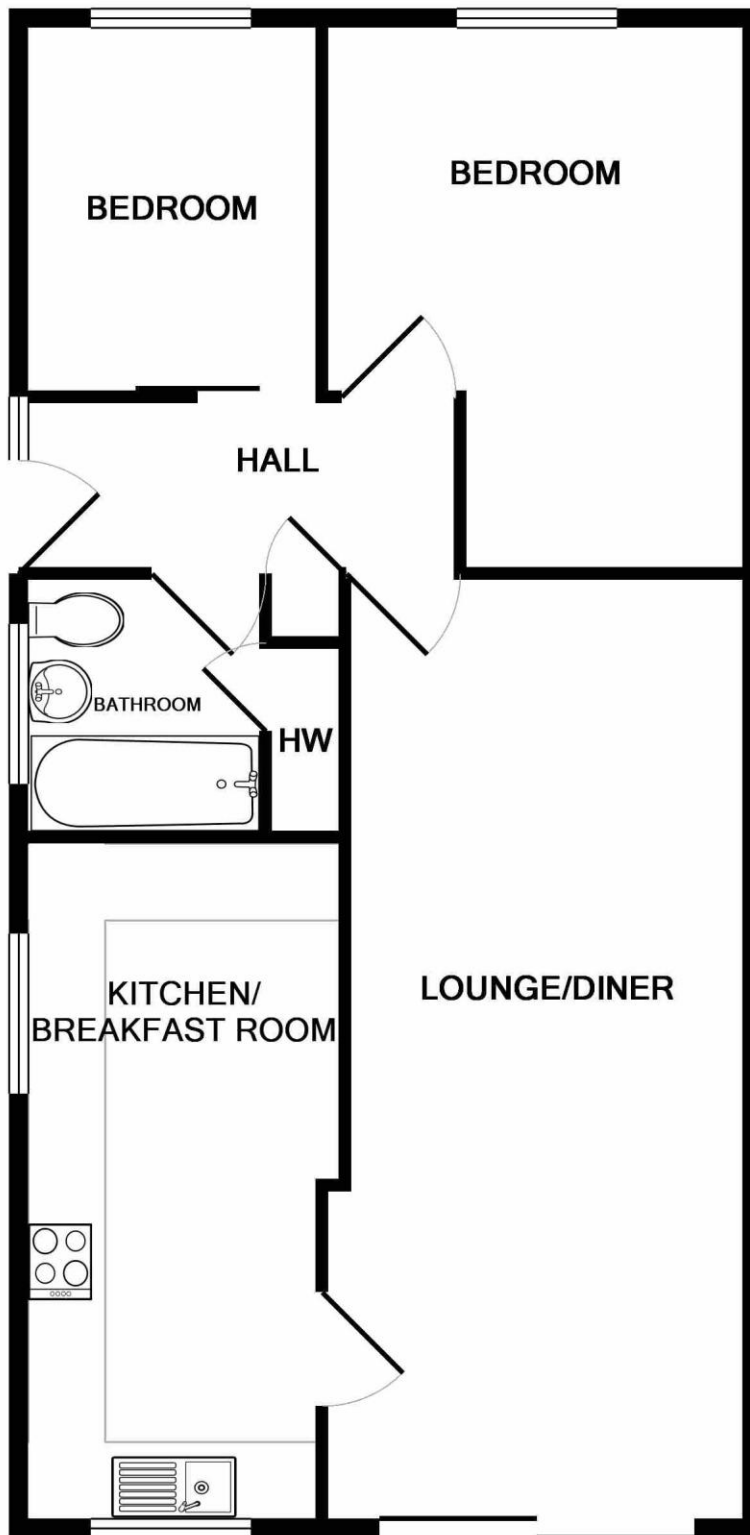
REAR GARDEN

Superb private garden backing St. Michaels Secondary School playing fields extends approximately 50' with paved patio, lawned area and flower and shrub borders.



REAR GARDEN





TOTAL APPROX. FLOOR AREA 728 SQ.FT. (67.6 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

Made with Metropix ©2017

📞 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