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**BOUNDARY WAY
GARSTON WATFORD
HERTS WD25 7SL**

*** ENTRANCE HALL * GROUND FLOOR WC * LOUNGE * SPACIOUS KITCHEN/DINER *
* 3 BEDROOMS * FAMILY BATHROOM * WELL KEPT REAR GARDEN *
*DOUBLE GLAZING * GAS FIRED CENTRAL HEATING ***

Three bedroom family home with ample storage space, delightful bathroom, lounge, spacious kitchen/diner, ground floor cloakroom, private low maintenance rear garden, double glazing and gas fired central heating. Viewing highly recommended.

Situated in this convenient location close to excellent schools and local amenities together with the M1 and M25 major road links .

£310,000 ... FREEHOLD

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**FRONT DOOR TO:
ENTRANCE HALL:**

Radiator. Stairs to first floor. Understairs storage area. Built in coats cupboard.

GROUND FLOOR WC

Houses low flush suite. Wash hand basin. Tiled splash back.

KITCHEN/DINER

11' 6" x 15' 8" (3.51m x 4.78m)

Kitchen section is delightfully fitted in light wood units and comprises single drainer stainless steel sink, mixer tap, cupboards under. Plumbing for washing machine. Recess for gas cooker. Space for tumble dryer and fridge/freezer.

Dining section has ample space for large dining table. Floor mounted gas fired boiler that supplies domestic hot water and central heating system. Radiator. Built in storage cupboard. Double glazed windows over look the garden and double glazed single casement door to outside.



KITCHEN/DINER



LOUNGE

11' 3" x 17' 7" (3.43m x 5.36m)

Radiator. Double glazed window over looks the garden. TV aerial point.



FIRST FLOOR LANDING

Double glazed window to front. Built in airing cupboard with lagged copper cylinder. Further built in cupboard 8'4 x 3'6, ideal for storage etc. Doors to:

BEDROOM 1

12' 3" x 11' 9" (3.73m x 3.58m)

Radiator. Double glazed window.



BEDROOM 2

14' 5" x 8' 6" (4.39m x 2.59m)

Radiator. Double glazed window.



BEDROOM 3

12' 4" x 5' 8" (3.76m x 1.73m)

Radiator. Double glazed window.



BATHROOM

Modern white suite comprising panel bath, mixer tap, shower attachment, rail and curtain, pedestal wash hand basin, low flush WC. Radiator. Double glazed window. Part tiled walls in attractive tiling.



OUTSIDE

Small delightfully kept garden. Fully fenced. Pedestrian rear access. Brick shed with well stocked well kept flower and shrub borders. Small patio. Lawned area. Garden path. Outside water tap.



📞 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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