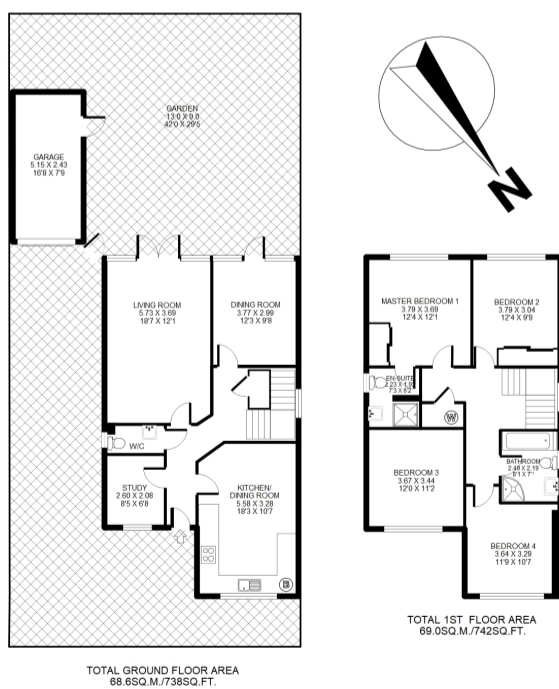





4 BEDROOM DETACHED HOUSE, THE PIPPINS, WATFORD, WD25



TOTAL APPROX INTERNAL FLOOR AREA 137.6SQ.M./1480SQ.FT.  
 THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		87
(69 to 80) <b>C</b>	77	
(55 to 68) <b>D</b>		
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
Not energy efficient - higher running costs		
England, Wales & N.Ireland	EU Directive 2002/91/EC	



This stunning 4 bed detached house (approximately nine years old) is in immaculate condition and includes a single garage and off street parking for three cars.

The ground floor features a spacious, modern, fully fitted kitchen/dining room, a large, living room and a dining room, both with patio doors to the garden, a study and a W/C.

The first floor has 4 double bedrooms (two with fitted wardrobes) The master bedroom has an en-suite shower room and there is also a family bathroom.

To the rear is a beautiful, south west facing landscaped garden with both patio and lawned areas and side gated access.

This house is very well located in a quiet cul-de-sac in Garston and is in close proximity to excellent schools. It has easy access to the major road links of the M1 & M25 and is only a short distance to all local amenities.

1. Money Laundering Regulations: Buyers will be asked to produce requested ID in order to meet these regulations.

2. We do our best to ensure our particulars are fair, accurate and reliable, but they are only a general guide to the property. Measurements are supplied for guidance only.

3. Buyers are advised to carry out a survey and service reports before finalising their offer to purchase.

4. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer of contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Marshall Vizard or its employees have any authority to make or give an representation or warranty in relation to this property.



## ROOM DESCRIPTIONS

### Porch

### Entrance Hall

Spacious with wood effect laminate flooring, spot lights, radiator, under stairs storage cupboard, alarm panel.

### Kitchen/Breakfast Room

3.28m x 5.58m (10' 7" x 18' 3") Tiled floor, spot lights, radiator, window to front aspect, integrated dishwasher and washing machine, white gloss wall and base level units, ample worktop space, integrated gas hob and extractor hood, integrated eye level oven/grill, room for table, integrated sink/drainage.

### Downstairs W/C

Radiator, window to side aspect, ceiling light, hand wash basin, low level W/C, tiled floor.

### Study

2.08m x 2.6m (6' 8" x 8' 5") Carpeted, window to front aspect, ceiling light, radiator.

### Lounge

3.69m x 5.73m (12' 1" x 18' 7") Patio doors to garden. Carpeted, spot lights, two radiators.

### Dining Room

2.99m x 3.77m (9' 9" x 12' 4") Single patio door to garden, ceiling light, carpeted, radiator.

### Carpeted Stairway to Landing

Window to side aspect, loft access from landing, spot lights, airing cupboard.

### Master Bedroom One

3.69m x 3.79m (12' 1" x 12' 4") Carpeted, window to rear aspect, radiator, ceiling light, fitted wardrobes.

### En-suite Shower Room

1.92m x 2.23m (6' 2" x 7' 3") Tiled floor, part tiled walls, heated towel rail, hand wash basin, low level W/C, walk in shower, window to side aspect, spot lights.

### Bedroom Two

3.04m x 3.79m (9' 9" x 12' 4") Carpeted, window to rear aspect, radiator, ceiling light, fitted wardrobes.

### Bedroom Three

3.44m x 3.67m (11' 2" x 12' 0") Carpeted, window to front aspect, ceiling light.

### Bedroom 4

3.29m x 3.64m (10' 7" x 11' 9") Carpeted, window to front aspect, ceiling light.

### Bathroom

2.19m x 2.49m (7' 1" x 8' 1") Tiled floor and walls, walk in shower, heated towel rail, low level W/C, panel bath with mixer tap and shower attachment, hand wash basin, window to side aspect.

### Garden

9m x 13m (29' 5" x 42') Side gated access, access to garage, patio and lawn, evergreen shrubs and box hedge,

### Garage & Parking

Garage with parking spaces in front and parking space opposite house, electricity in garage.