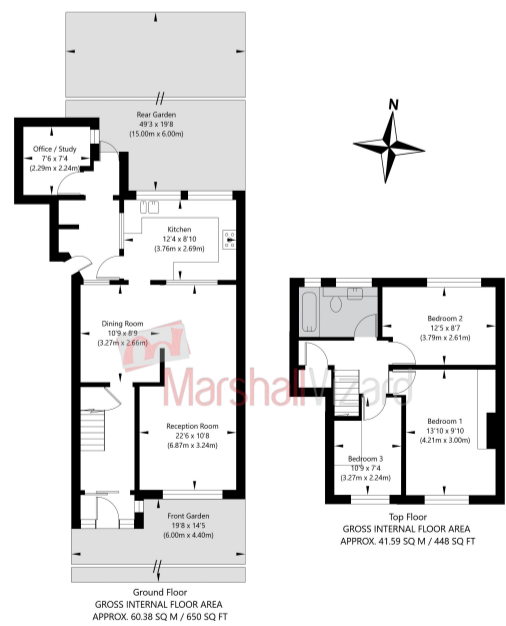




The Gossamers, Watford, WD25 9AN



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A fantastic three bedroom terraced house set in a popular residential location, very well presented with residents parking bays and a private rear garden, close to local amenities, good road links, bus routes and Garston Station. The ground floor accommodation comprises of a spacious lounge, a dining room, large fitted kitchen, utility area and an office. The first floor offers, two double bedrooms, a single bedroom and a modern bathroom. This house is situated in a cul-de-sac and has a lovely outlook onto an area of communal grass.

Council Tax band C £1,897.32

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

Front Garden

Enclosed by a low wall and laid to lawn.

Porch

Carpeted with room for shoes, boots and coats, spot lights and window to side aspect.

Entrance Hall

Carpeted, spotlights, radiator.

Reception Room

3.24m x 6.87m (10' 8" x 22' 6") Open plan to dining area, carpeted, spotlights, two radiators, electric fire, window to front aspect, cut out arch to kitchen.

Dining Room

2.66m x 3.27m (8' 9" x 10' 9") Carpeted, spotlights, radiator, archway door to kitchen.

Kitchen

2.69m x 3.76m (8' 10" x 12' 4") Tiled flooring, spotlights, radiator, part tiled walls, range of wall and base units with wood effect work tops, one and a half sink drainer, integrated gas range with oven and extractor hood, space for fridge freezer, washing machine, dishwasher, two windows to rear aspect, door to utility and office.

Utility Area

Laminate wood effect flooring, space for white goods, door to rear garden and door to side access leading to front garden, window to rear aspect.

Office/Study

2.24m x 2.29m (7' 4" x 7' 6") Carpeted, ceiling light, power, window to side aspect

Landing

Carpeted stairway to landing, storage cupboard with hanging space, access to loft via ladder.

Master Bedroom

3.00m x 4.21m (9' 10" x 13' 10") Carpeted, ceiling light, storage cupboard, second cupboard housing boiler and hot water tank, radiator, window to front aspect.

Bedroom Two

2.61m x 3.79m (8' 7" x 12' 5") Carpeted, ceiling light, radiator, window to rear aspect.

Bedroom Three

2.24m x 3.27m (7' 4" x 10' 9") Carpeted, ceiling light, radiator, built in storage, window to front aspect.

Bathroom

2.61m x 3.79m (8' 7" x 12' 5") Wood effect laminate flooring, part tiled walls, hand wash basin and low level W/C with built in vanity units, curved panel bath with mixer tap and shower attachment plus overhead rain shower, spot lights, heated towel rail, shaver point, extractor fan, two windows to rear aspect

Rear Garden

6.00m x 15.00m (19' 8" x 49' 3") Mainly laid to lawn, patio area, raised beds, outside tap and storage shed.