



Connells

The Gossamers
Watford



Property Description

A larger style family home featuring spacious and bright rooms, off road parking and in a great location for local schools such as Stanborough and Coates Way. Garston station is near by, also local bus routes to Watford Junction station. Asda and Sainsbury superstores are in the locally for added convenience as well as local road links to the M1 and M25. On the ground floor you have a lounge and open plan modern fitted kitchen and conservatory used as a dining room, plus a handy lean to. On the first floor are two double bedrooms, a single bedroom and a bathroom. Accessed via the third bedroom is the loft room which is boarded. Your viewing is highly recommended on this superb residence.

Entrance Hall

Front door.

Kitchen

19' 5" x 10' (5.92m x 3.05m)

Range of wall and base units, cooker point, stainless steel sink, bi-folding doors to garden.

Lean To

2' 5" x 5' (0.74m x 1.52m)

Conservatory

15' 5" x 12' (4.70m x 3.66m)



First Floor Landing

Bedroom 1

13' 3" x 11' (4.04m x 3.35m)

Bedroom 2

12' x 9' (3.66m x 2.74m)

Bedroom 3

8' x 8' (2.44m x 2.44m)

Loft Space

17' 5" x 11' (5.31m x 3.35m)

Outside

Front Garden

Off road parking for two cars.

Rear Garden

Lawn area, decking area.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: D

view this property online connells.co.uk/Property/LEA102790

Tenure: Freehold



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