



Connells

Garston Drive
Watford



Property Description

A prestigious detached home with spacious accommodation and an array of family spaces to fulfil all of your needs. With four bedrooms, an 'L' shaped lounge/ diner, downstairs study, feature kitchen/ diner, utility room, downstairs shower room/ wc and a large rear garden. The garage has extra storage space and there is off road parking to the front of this stunning house. With modern decorative order throughout and bright and spacious rooms we highly recommend your internal viewing. Well placed for Stanborough school and the sought after Parmiters. There is also a local Londis convenience store and Garston is the nearest train station.

Entrance Porch

Front door.

Inner Hall

L Shaped Living Area

21' 1" max x 17' 9" max (6.43m max x 5.41m max)

'L' shaped, window, three radiators, air conditioning, patio doors to rear garden.

Dining Area

13' plus bay x 11' 1" max (3.96m plus bay x 3.38m max)

Window, bay window, radiator.

Study

Kitchen/ diner

Radiator, range of wall and base units, feature island, sink with drainer, cooker point with induction hob, integrated dishwasher and microwave, bi-folding doors to rear garden.

Shower Room

Shower cubicle, WC, radiator, tiled walls, wash hand basin in vanity unit, window.

Utility Room

8' 7" x 5' 5" (2.62m x 1.65m)

Stainless steel sink.

Bedroom 1

12' 1" max x 12' 1" max (3.68m max x 3.68m max)

Air conditioning,, window, radiator.

First Floor Landing

Bedroom 2

12' 9" into bay x 12' max (3.89m into bay x 3.66m max)

Radiator, windows.

Bedroom 3

12' 1" max x 8' 6" max (3.68m max x 2.59m max)

Radiator, window, shower cubicle.

Bedroom 4

11' 1" max x 11' max (3.38m max x 3.35m max)

Fitted wardrobes, radiator, windows.

Bathroom

WC, bath with shower attachment, radiator, extractor fan, window, wash hand basin in vanity unit.

Loft Space

Insulated, boarded, pull-down ladder.

Outside

Front Garden

Driveway, side access.

Rear Garden

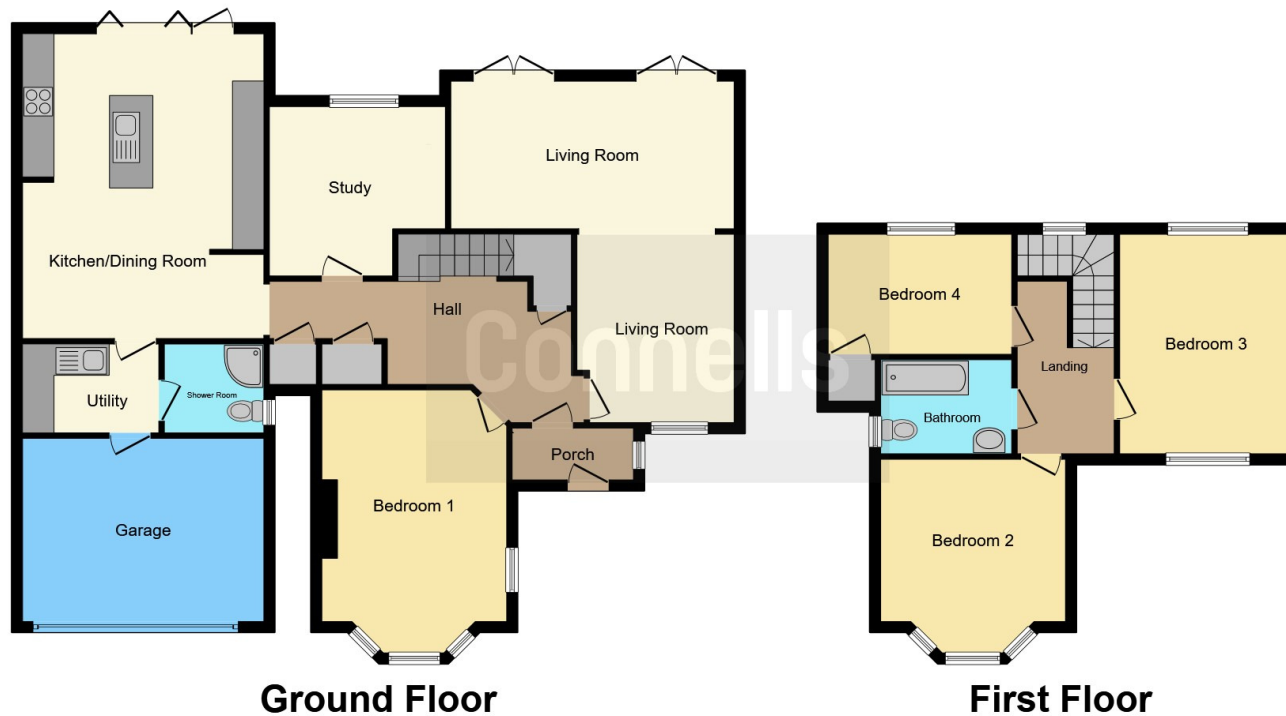
Lawn area, patio area, decking area.

Storage/ Garage









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01923 674504
E leavesden@connells.co.uk

1 Cunningham Way Leavesden
 Abbots Langley WD25 7NG

EPC Rating: Awaiting

Tenure: Freehold

view this property online connells.co.uk/Property/LEA102981



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: LEA102981 - 0003