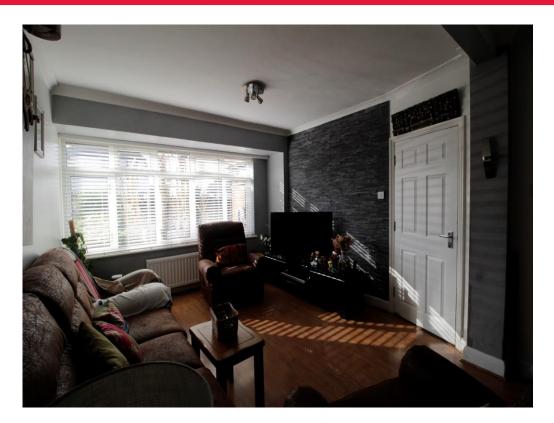


Connells

Perivale Gardens Watford

# Perivale Gardens Watford WD25 0HR







# **Property Description**

A prestigious and extensive five bedroom semi-detached home located in this popular but quiet residential location in the Kingswood development. This home offers flexible and spacious accommodation and has a second floor with master bedroom and ensuite, four bedrooms on the first floor and a downstairs WC, utility room, kitchen area, living space, dining space and on the ground floor. The converted garage has been tastefully transformed to provide a garden office plus two more storage spaces. Well placed for Stanborough primary and secondary schools plus Leavesden Green JMI and the North Orbital Road perfect for M25 & M1 connections, your viewing is highly recommended.

#### **Entrance Porch**

Front door.

# **Entrance Hall**

Front door.

#### Cloakroom

WC, window, extractor fan, basin in vanity unit.

## Lounge Area

10' 4" max x 21' plus recess ( 3.15m max x 6.40m plus recess )

Two radiators, open plan area, window to

front.

## **Dining Area/ Kitchen Area**

19' 2" max x 15' 8" max (5.84m max x 4.78m max)

Open plan area, range of wall and base units, radiator, integrated dishwasher, double oven and hob, cooker hood, window, bi-folding doors to garden.

#### **Utility Room**

5' 11" x 3' 1" (1.80m x 0.94m) Leading to further space with door to side, basin.

## First Floor Landing

#### Bedroom 2

10' max x 10' plus bay ( 3.05m max x 3.05m plus bay ) Bay window to front, radiator.

#### Bedroom 3

7' 1" max x 10' 9" max ( 2.16m max x 3.28m max ) Fitted wardrobes, radiator, window.

## Bedroom 4

10' 10" max x 8' 2" plus wardrobes ( 3.30m max x 2.49m plus wardrobes ) Fitted wardrobes, radiator, window.

Bedroom 5 6' 5" x 6' 10" ( 1.96m x 2.08m ) Power & light.

# Bathroom

Radiator, WC, extractor fan, basin with vanity unit, window, bath with shower attachment.

# **Second Floor**

## **Master Bedroom**

10' 7" max x 15' 9" max (3.23m max x 4.80m max ) Reduced ceiling height, skylight, radiator, window, built in wardrobes.

## Ensuite

Shower cubicle, shaver point, radiator, WC, extractor fan, basin in vanity unit, window.

# Outside

# **Front Garden**

Off road parking for two cars.

# **Rear Garden**

Artificial lawn, decking.

**Converted Garage** 15' 7" x 7' 7" ( 4.75m x 2.31m ) Used as home office, power & light, air conditioning.

**Storage Area** 7' 7" x 6' 3" ( 2.31m x 1.91m )

















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Tenure: Freehold





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