



# Layco

Your Property, Your Service



## Sheepcot Lane Watford

- Modern Open Plan Kitchen/Dining Room
- Carriage Driveway With Ample Parking
- Generous Rear Garden
- Excellent Transport Links
- Walking Distance To Schools
- Internal Viewing Highly Recommended

Price £700,000 Subject To Contract

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Layco Properties proudly presents this four bedroom detached family home, boasting a generous garden and carriage driveway with plenty of off road parking. The home benefits from a modern, open plan kitchen/dining room and is situated in a desirable location close by to schools, local amenities and excellent transport links via M1, M25 and train line. An internal viewing is highly recommended to fully appreciate this superb family home.

**Accommodation:**

Entrance porch leading into the entrance hall with stairs to the first floor and doors to all rooms.

**Cloakroom:** fitted with a modern WC and hand basin, heated towel radiator, window to the front aspect and fully tiled walls.

**Living room:** a spacious, double aspect living room allowing for plenty of natural light with a large window to the front aspect and double doors to the garden. Stylish panel radiator and ample space for furniture.

**Kitchen/dining room:** the kitchen has been refitted to a high standard and fitted with a large range of wall and floor mounted units including a breakfast bar with solid worktops and 1 1/2 bowl sink and drainer unit. There is an integrated double oven, dishwasher and five ring gas hob with extractor above. Spaces for American style fridge/freezer and washing machine. The kitchen/dining room offers excellent space for entertaining and benefits from two windows over looking the rear garden and personal door to the side.

**Garage:** with a door from the entrance hall the garage offers excellent space and potential for conversion to additional accommodation or useful storage. There is a wall mounted gas boiler and electric door to the front.

**Landing:** a generous landing with window to the front aspect, fitted storage unit and access to the loft.

**Bathroom:** fitted with a modern suite comprising; WC, hand basin and bath with shower above. There is a heated towel radiator, fully tiled walls and a window to the front aspect.

**Bedroom one:** a generous double bedroom with window to the rear aspect over looking the garden and door to the en-suite shower room, The en-suite features a hand basin and shower cubicle.

**Bedroom two:** a double bedroom with window to the rear aspect over looking the garden.

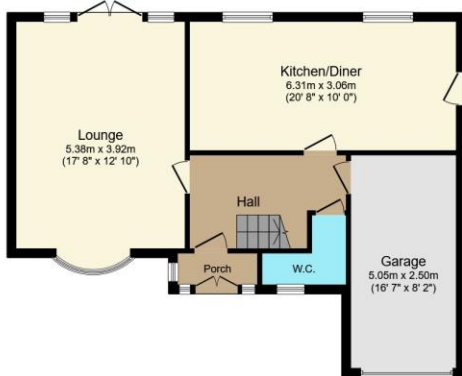
**Bedroom three:** a double bedroom with storage cupboard and window to the rear aspect over looking the garden.

**Bedroom four:** a good sized bedroom with fitted wardrobes and window to the front aspect.

**Front garden:** the home boasts a generous frontage with carriage driveway allowing off road parking for numerous cars. Low lying brick wall with bed stocked with shrubs and gated access to the rear garden.

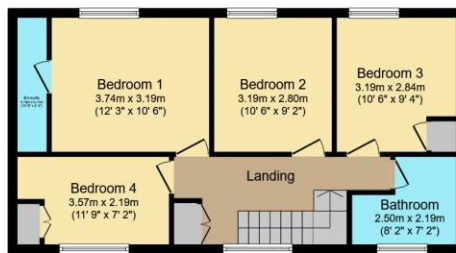
**Rear garden:** there is a large rear garden that is mostly laid to lawn with borders stocked with mature trees and shrubs. The garden is very private and secluded and also features a generous patio area for entertaining.

**General:** freehold, gas central heating, watford borough council, council tax band: F, EPC: D.



**Ground Floor**

Floor area 67.3 m<sup>2</sup> (724 sq.ft.)



**First Floor**

Floor area 55.9 m<sup>2</sup> (602 sq.ft.)

**TOTAL: 123.2 m<sup>2</sup> (1,326 sq.ft.)**

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io

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