



Gorle Close, Garston, Watford

Guide Price £500,000

proffitt  
& holt







## Gorle Close

Garston, Watford

Proffitt & Holt are pleased to present this beautifully extended and modernised four-bedroom end-of-terrace home, ideally situated in a popular residential area with convenient access to local amenities, schools, and major transport links.

The property has been thoughtfully extended to the rear and into the loft to create a generous and versatile layout, perfect for family living.

Upon entering, you're welcomed into a bright entrance hall leading through to a spacious lounge, complete with a built-in storage cupboard. To the rear, a modern open-plan kitchen/dining room is flooded with natural light and features French doors opening directly onto the large, private rear garden – ideal for entertaining. Off the kitchen is a useful utility room and a contemporary ground-floor bathroom. The first floor offers three well-proportioned bedrooms, all accessed from a central landing, while the second floor boasts a stunning principal bedroom with fitted wardrobes and a sleek en suite shower room.

Externally, the property benefits from a front driveway providing off-street parking for two vehicles, and a generously sized rear garden offering plenty of space for outdoor enjoyment.

This superb home is modern throughout and ready to move straight into – early viewing is highly recommended.







## Gorle Close

Garston, Watford

Garston is situated on the north side of Watford and has several schools, parks, local amenities and links to the major motorways. Watford town centre provides extensive shopping, transport and entertainment facilities including the InTu Watford shopping centre, The Palace and Pumphouse theatres, Watford Colosseum and numerous restaurants. Watford Junction mainline station provides fast and frequent services into London, Euston. For the road commuter, both the M1 and M25 motorways are within, typically, a five/ten minute drive.

Council Tax Band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- End of Terrace
- Four Bedrooms
- Driveway Parking
- Private Rear Garden
- Modern Kitchen
- Loft Bedroom with En Suite and Fitted Wardrobes
- Extended to Rear and into Loft







**For broadband and mobile speeds see:**

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

## **General Information**

### **Services**

Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

### **Fixtures and Fittings**

All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.









GORLE CLOSE, WD25

APPROX. GROSS INTERNAL FLOOR AREA 1128.48 SQ FT / 104.84 SQ M.

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## Proffitt & Holt – Watford

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