



WELL PRESENTED THREE/FOUR BEDROOM FAMILY HOME

Vivian Gardens, Watford, WD19 4PG



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**SEMI-DETACHED • THREE/FOUR BEDROOMS •
SPACIOUS OPEN-PLAN KITCHEN/DINING
ROOM • WELL-MAINTAINED REAR GARDEN •
MODERN • DRIVEWAY PARKING**

Description

A well presented three/four bedroom semi-detached home in great condition throughout, ideally positioned on a highly desirable road.

The accommodation comprises an entrance hallway with storage cupboards, a three-piece shower room, a spacious through lounge that flows effortlessly into the open plan fitted kitchen/breakfast room which enjoys sky lights, double doors leading to the private rear garden and a utility room. Completing the ground floor is access to a study/additional bedroom.

To the first floor there are three bedrooms with the principal bedroom benefitting from fitted wardrobes and a family bathroom.

To the rear of the property is a beautifully presented rear garden with a raised patio area overlooking the garden. The front of the property provides off street parking for multiple vehicles.





Watford provides plenty of shops, restaurants and amenities. Bushey and Watford train stations are nearby offering access into central London, whilst nearby is the M25 and M1 Motorways which provide easy access to the national motorway network.

Additional Information

Tenure: Freehold

Local Authority: Three Rivers District Council

Council Tax Band: D

Energy Efficiency Rating: D

For additional information, please refer to www.robsonswb.com or call us on: 01923 835355.



28 Vivian Gardens

Approximate Gross Internal Area
Ground Floor = 76.4 sq m / 822 sq ft
First Floor = 35.7 sq m / 384 sq ft
Total = 112.1 sq m / 1,206 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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ROBSONS

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