



**Peregrine Close, Watford WD25 9AP**



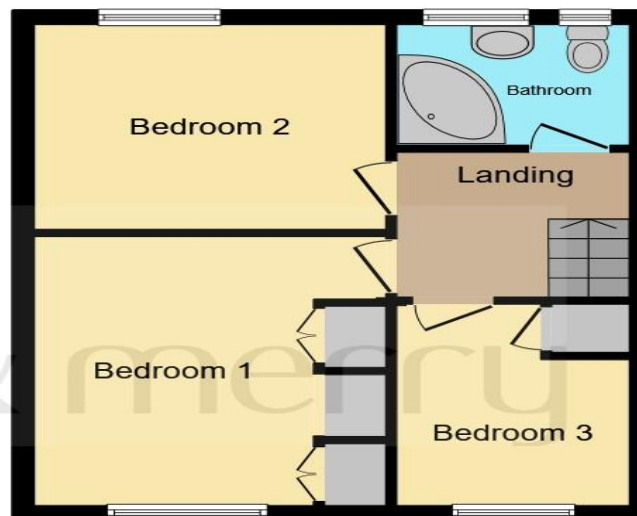
GUIDE PRICE £425,000 - £450,000. Here at Brown & Merry we are delighted to welcome to the market this spacious three bedroom mid-terrace family home. The property is presented to the market in good condition and offers excellent living accommodation throughout. Upon entrance you will find a downstairs WC, dining room, kitchen and a bright and spacious living room that flows through to the conservatory opening out to the well maintained private rear garden, perfect for entertaining. Upstairs consists of three good sized bedrooms and a family size bathroom. Further benefits include a driveway, garage, access from the kitchen to the garden, gas central heating and double glazing.

Location is perfect with Garston Station only 0.3 miles away. Local shops, schools, bus stops and all other amenities are close by. Major road links such as the M1, M25 & A41 are all within easy access from the property.





**Ground Floor**



**First Floor**

**MEASUREMENTS**

**Entrance**

**Lounge**

23' 8" x 11' 1" ( 7.21m x 3.38m )

**Dining Room**

13' x 10' ( 3.96m x 3.05m )

**Kitchen**

10' 6" x 6' 9" ( 3.20m x 2.06m )

**Bedroom One**

13' x 11' 2" ( 3.96m x 3.40m )

**Bedroom Two**

11' x 9' 11" ( 3.35m x 3.02m )

**Bedroom Three**

9' 7" x 7' 2" to max ( 2.92m x 2.18m to max )

**Bathroom**

7' 2" x 5' 6" ( 2.18m x 1.68m )

**Rear Garden**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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welcome to

## Peregrine Close, Watford

- Three Bedroom Mid-Terrace House
- Family Size Bathroom & Downstairs WC
- Private Rear Garden
- Driveway & Garage
- Excellent Living Accommodation Throughout

Tenure: Freehold EPC Rating: D

Price:

**£425,000**

*“...Located on Peregrine Close is this lovely three bedroom mid-terrace house. The property is bright and spacious throughout and is the perfect family home. Call us today to organise your viewing...”*



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WAF103789 - 0003

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