









Located on Fern Way is this fantastic two bedroom end of terrace family home. The property is offered to the market in excellent condition and is well maintained throughout. Upon entrance you will find a bright and spacious living room, a fitted kitchen / breakfast area and a stunning conservatory that provides an abundance of light and access to the beautiful private rear garden. Upstairs consists of two double bedrooms and a family size bathroom. Further benefits include side access, double glazing, driveway, gas central heating and excellent storage space.

Location is perfect with local shops, schools, bus stops and all other amenities close by. Major road links such as the M1, M25 and A41 are all within easy access from the property.

Garston Station is approximately 1.3 miles away. Don't miss out on this excellent purchase and call us today to secure your viewing.



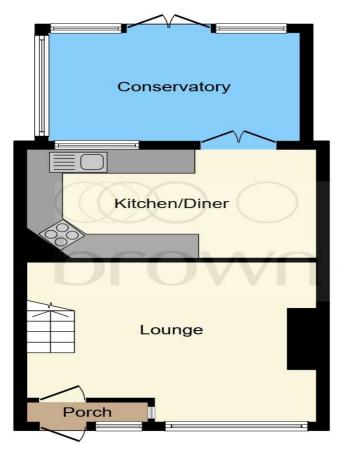














Ground Floor

First Floor

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

MEASUREMENTS

Entrance

Lounge

15' 8" x 13' 2" (4.78m x 4.01m)

Kitchen

15' 10" x 8' 11" (4.83m x 2.72m)

Bedroom One

12' 10" x 10' 11" (3.91m x 3.33m)

Bedroom Two

9' 5" x 8' 11" (2.87m x 2.72m)

Bathroom

5' 11" x 5' 10" (1.80m x 1.78m)

Rear Garden

welcome to

Fern Way, Watford

- Stunning Two Bedroom End Of Terrace House
- Beautiful Conservatory
- Well Maintained Private Rear Garden
- Excellent Living Accommodation Throughout
- Garston Station Is 1.3 Miles Away
- Well Presented Throughout
- Lovely Residential Area
- Close To Major Road Links Such As The M1, M25 & A41

Tenure: Freehold EPC Rating: D

Offers in excess of

"...This beautifully presented two bedroom end of terrace house is located in a quiet residential area in a sought after location.

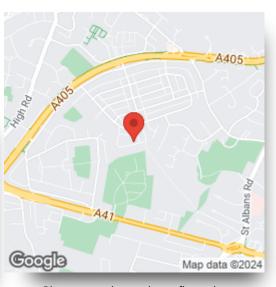
Providing excellent living accommodation throughout and lovely furnishings this is one not to be missed."

£450,000









Please note the marker reflects the postcode not the actual property

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Property Ref: WAF103607 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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