

CARTER HAYWARD
INDEPENDENT ESTATE AGENTS



38 TUDOR MANOR GARDENS, WATFORD, WD25 9TQ

GUIDE PRICE £750,000



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CHAIN FREE Situated in the ever so popular Tudor Manor Gardens, this modern four bed spacious detached family home set on a sought after cul-de sac location within Watford is ideal for families looking to upsize.

The property begins with a welcoming and open entrance hallway, the home has a generous sized sitting room measuring 19'7x13'0 which gives you access out to the rear garden. There is a fully functional fitted kitchen offering ample eye and base level units and leads you into a spacious light filled dining room ideal for entertaining. The purpose built office provides a space for homeworking, completing the ground floor is a store room and downstairs WC.

To the first floor, the home has four bedrooms, three of which have built in wardrobe space. The master bedroom boasts it's own three piece en suite shower room, the family bathroom completes the accommodation.

Outside, the rear garden comes mainly laid to lawn with a patio area perfect for the summer months. There is side access as an added bonus. The front of property offers off street parking for up to two vehicles.

Viewings strictly by appointment through Carter Hayward on 01923 682888.





- Sought After Location
 - Chain Free
- Detached Family Home
 - Four Bedrooms
- En Suite To Master Bedroom
 - Study
 - Downstairs WC
 - Family Bathroom
 - Council Tax Band F
- Off Street Parking & Own Drive

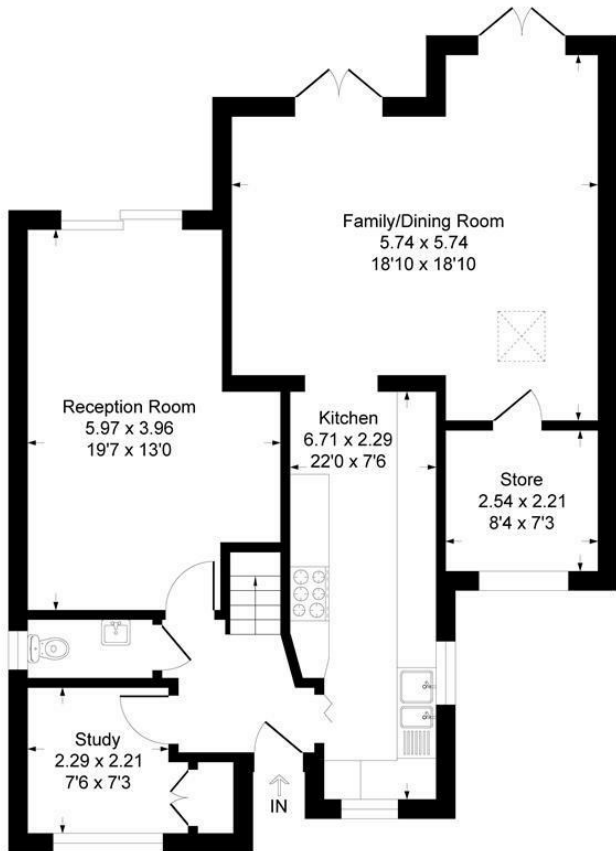




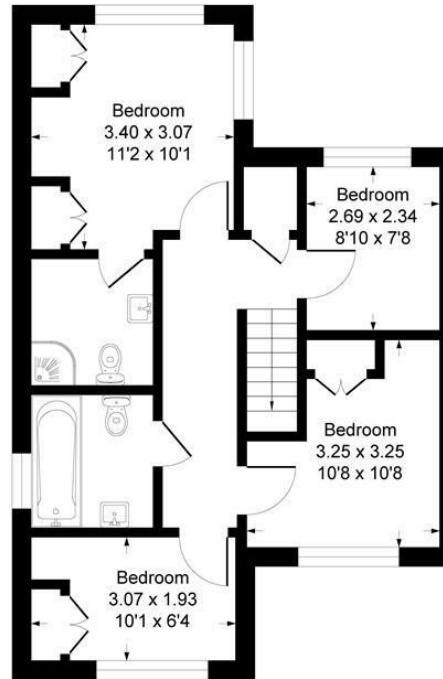
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Approximate Gross Internal Floor Area = 135.0 sq m / 1453 sq ft




Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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