



3 BRAMBLE CLOSE, WATFORD, WD25 0HF  
GUIDE PRICE £535,000



### 3 Bramble Close, Watford, WD25 0HF

**\*\*\*NO CHAIN\*\*\*** Located on Bramble Close of Watford, this semi-detached house offers a perfect blend of comfort and convenience. Boasting 2 reception rooms, 4 bedrooms, and 3 bathrooms spread across 1,566 sq ft, this property provides ample space for a growing family.

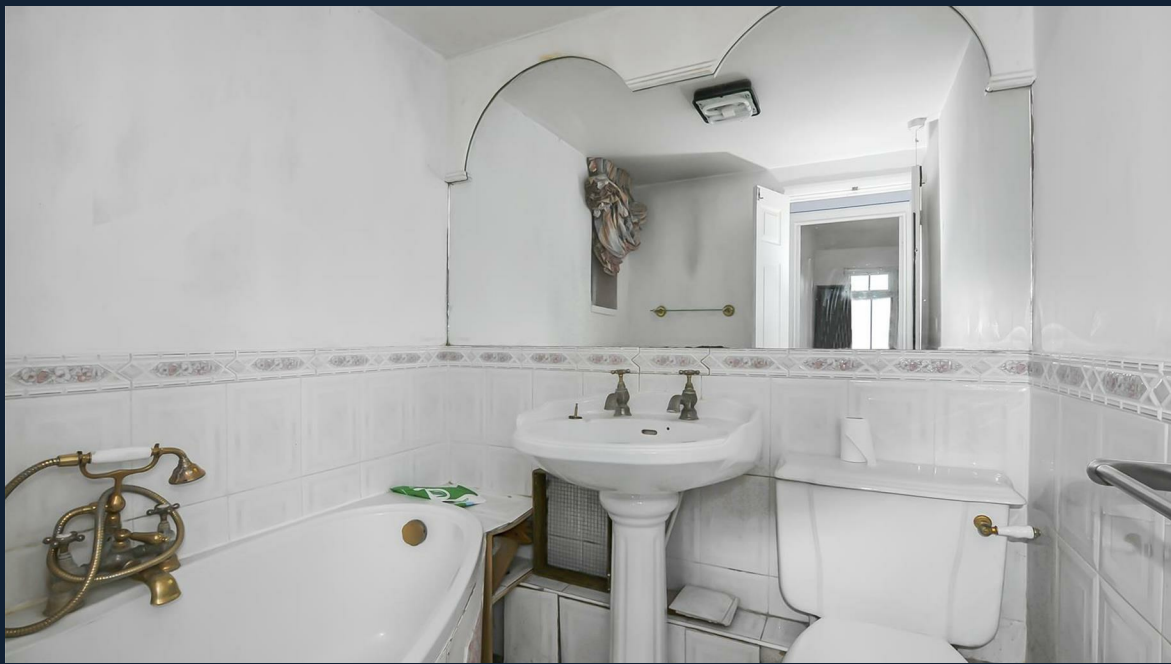
The ground floor features a good-sized sitting/dining room, ideal for entertaining guests or relaxing with loved ones. The generous kitchen/breakfast room offers ample space for entertaining, while the downstairs WC adds a touch of practicality to everyday living. Additionally, the study offers a quiet space for remote work, perfect for those working from home.

Upstairs, you'll find four bedrooms and three bathrooms, ensuring everyone has their own private retreat. Outside, the rear garden presents a blank canvas for landscaping enthusiasts, with a lawn and patio area ready to be transformed into a tranquil oasis.

Convenience is key with parking available for multiple vehicles. The property's proximity to well-regarded schools, Garston Train Station and Watford Town Centre further enhances its appeal, making it an ideal choice for families.

Don't miss the opportunity to make this charming house your new home, where comfort, space, and convenience come together seamlessly.





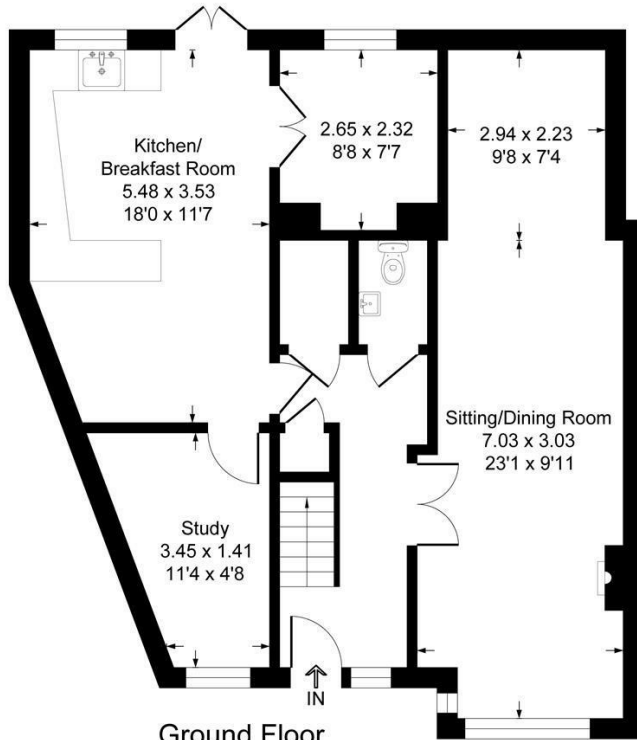
- No Upper Chain
- Sought After & Convenient Location
- Semi Detached Family Home
- Four Bedrooms
- Three Bathrooms
- Study
- Off Street Parking
- Close Proximity To Well Regarded Schools
- Good Road Links
- Council Tax Band D



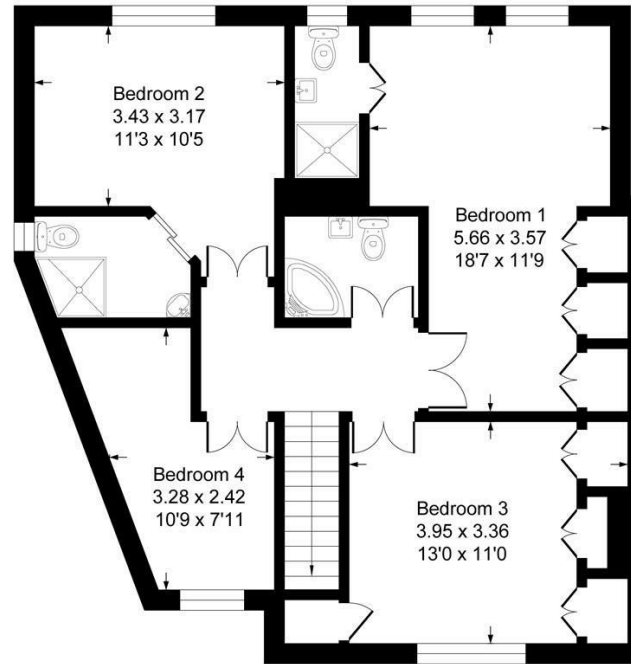


## Bramble Close

Approximate Gross Internal Floor Area = 145.5 sq m / 1566 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) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | <b>86</b> |
| (69-80) <b>C</b>                            | <b>74</b>                  |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| England & Wales                             | EU Directive<br>2002/91/EC |           |

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