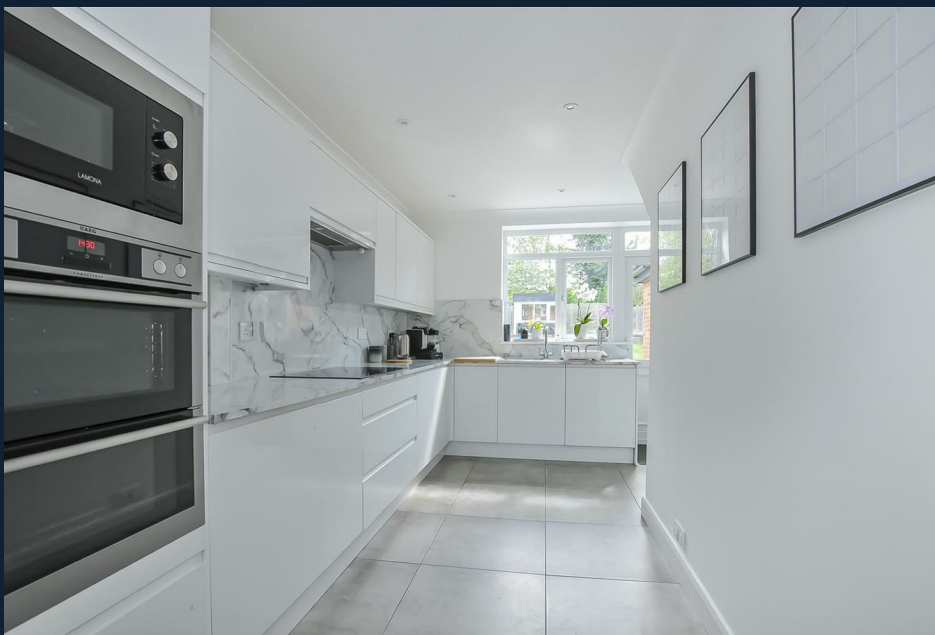




13 BRIDGER CLOSE, WATFORD, WD25 9PB

GUIDE PRICE £490,000





## 13 Bridger Close, Watford, WD25 9PB

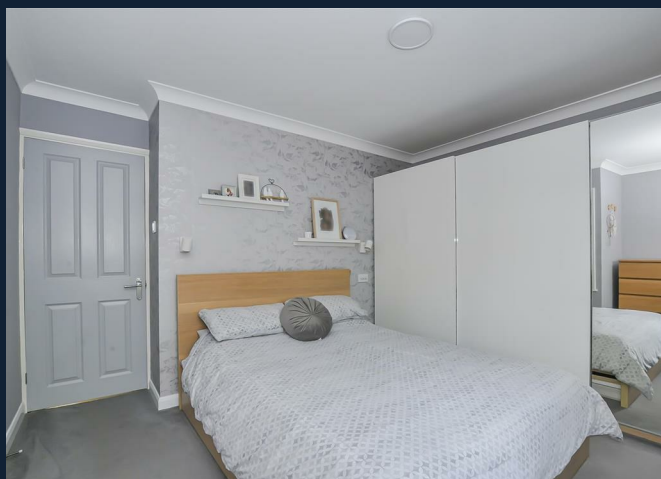
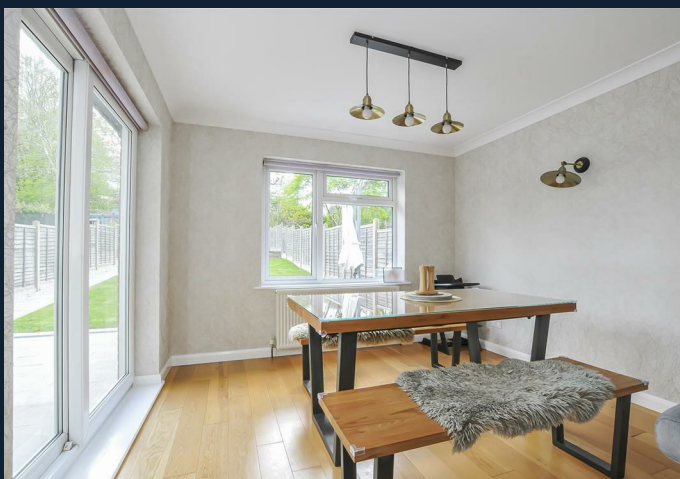
Located in the sought-after area of Bridger Close, Watford, this charming mid-terraced family home offers a delightful blend of comfort and convenience. Spanning an impressive 1,063 square feet, the property features a generous sitting and dining room, perfect for family gatherings and entertaining guests. The modern kitchen is well-equipped, making meal preparation a pleasure.

This home boasts three well-proportioned bedrooms, providing ample space for family living or guests. The family bathroom is thoughtfully designed, catering to the needs of a busy household. Additionally, a study offers a quiet space for work or study, enhancing the home's versatility.

Step outside to discover a well-presented, low-maintenance rear garden, laid to lawn and featuring two patio areas, ideal for summer barbecues or simply enjoying the outdoors. An outbuilding adds further appeal, providing an excellent opportunity for a home gym or office, catering to the demands of modern living.

Parking is a breeze with space for up to two vehicles, ensuring convenience for you and your guests. The property is ideally located close to local amenities, Garston Train Station, and is just a short drive from Watford Town Centre, making it perfect for commuters. Families will appreciate the proximity to well-regarded schools and good road links, enhancing the overall appeal of this delightful home.

In summary, this terraced house in Watford is a fantastic opportunity for those seeking a comfortable family residence in a vibrant community. Don't miss the chance to make this lovely property your new home.







- Popular & Convenient Location
  - Mid Terraced Home
  - Three Bedrooms
  - Sitting & Dining Room
    - Kitchen
    - Study
    - Outbuilding
- Close to Local Amenities & Well Regarded Schools
  - Off Street Parking
  - Good Road Links







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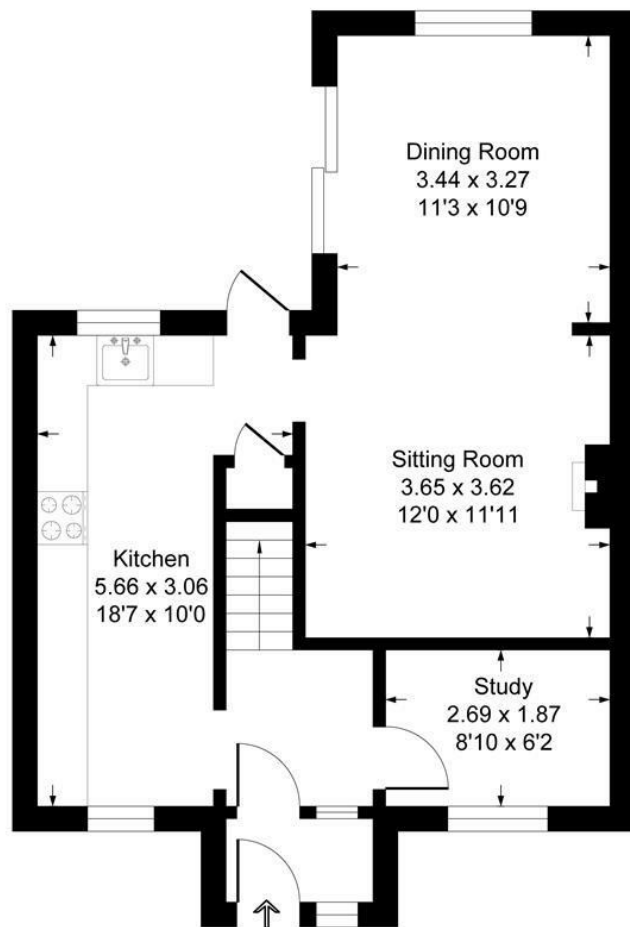


## Bridger Close

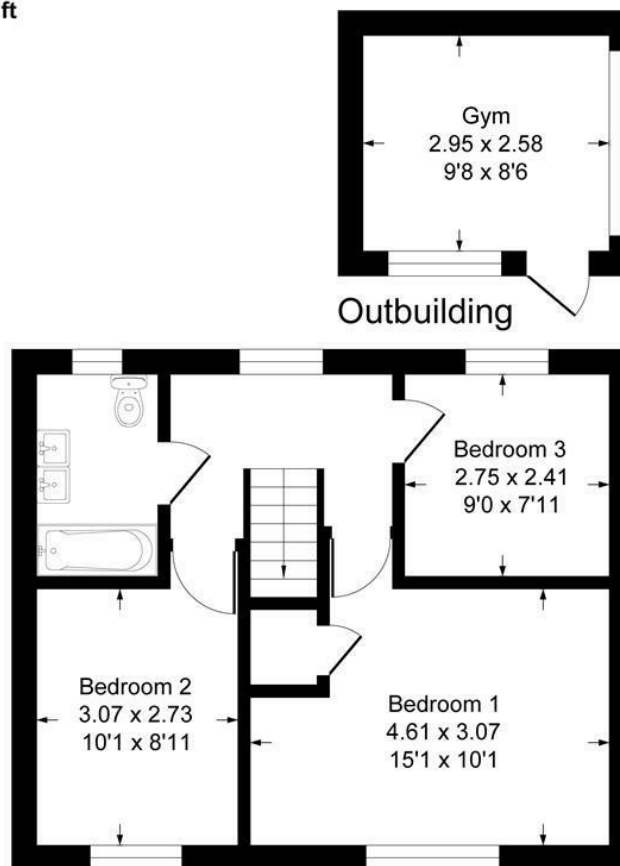
Approximate Gross Internal Floor Area = 91.4 sq m / 981 sq ft

Outbuilding Area = 7.6 sq m / 82 sq ft

Total Area = 99.0 sq m / 1063 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>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</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 2002/91/EC 

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