



- SPACIOUS DETACHED HOME
- FLEXIBLE ACCOMODATION
- FOUR BEDROOMS
- TWO BATHROOMS

### Gammons Lane, Watford, Hertfordshire, WD24 5JP

Asking Price Of £650,000

We present this attractive and very spacious FOUR DOUBLE BEDROOM DETACHED PROPERTY, offering the unusual benefit of flexible accommodation in terms of living and sleeping space.

This character property sits on a generous plot and benefits with plenty of off street parking and a large SOUTH FACING rear garden. There are several popular local schools nearby as well as various shops and restaurants. No upper chain.



## Property Description

ENTRANCE HALL Stairs to the first floor. Large storage cupboard. Radiator.

RECEPTION/STUDY 10'1 x 8'4 (3.07m x 2.54m) Double glazed bay window to front. Radiator.

DOUBLE RECEPTION 26' 10" x 12' 0" (8.18m x 3.66m) Oak floor. Double glazed French doors onto the rear garden. Two radiators  
Opening on to the -

KITCHEN/DINER 24'2 x 12'1 (7.37m x 3.68m) Range of matching wall units and base units with ample work surfacing areas incorporating central island. Inset sink unit with mixer tap. Plumbing for washing machine. Space for fridge/freezer. Five ring Lacanche' gas range with stainless steel extractor hood over. Integrated dishwasher. Double glazed windows to rear. Double glazed door to exterior. Further double glazed casement doors to rear.

Bedroom 14'0 x 13'6 (4.27m x 4.11m) Double glazed bay window to front. Built in double wardrobe. Radiator.

Bedroom 13'11 x 9'9 (4.24m x 2.97m) Double bedroom. Double glazed window to side. Radiator.

FAMILY BATHROOM White suite comprising bath with mixer tap, independent shower attachment and screen. Concealed cistern low flush WC and inset wash hand basin with mixer tap. Heated towel rail. Double glazed window to side.

STAIRS TO FIRST FLOOR Velux







Bedroom 11'11 x 9'10 (3.63m x 3m) Double bedroom. Double glazed windows to front and side. Three built in Eaves storage cupboards. Radiator.

Bedroom 14'0 x 9'1 (4.27m x 2.77m) Double bedroom. Double glazed windows to side and rear. Three built in wardrobes. Three built in Eaves storage cupboards. Radiator

SHOWER ROOM/WC White suite comprising independent shower cubicle, low flush WC and inset wash hand basin with mixer tap and storage below. Double glazed frosted window to side.



DRIVEWAY Off street parking for several cars

GARAGE Brick built garage with up and over door

REAR GARDEN Patio with steps up to a part paved, part lawn secluded rear garden



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements