



- EXTREMELY SPACIOUS TWO BEDROOM APARTMENT
- FAMILY AND EN SUITE BATHROOMS
- KITCHEN DINER
- TRIPLE ASPECT LIVING ROOM

## Beechfield Court, Grandfield Avenue, Watford, WD17 4UE

Asking Price Of £385,000

We offer this rarely available, extremely spacious TWO BEDROOM TWO BATHROOM ground floor apartment set within this small modern luxury development set in the ever popular Nascot Wood.

This larger than average home offers many benefits including two very spacious bedrooms, a great sized living room with windows facing three different aspects, an eat in kitchen and two bathrooms.

The communal gardens are stunning and there are two parking spaces situated a few steps from the communal entrance belonging to this property.





## Property Description

**COMMUNAL ENTRANCE** Front door with inset glass panels and side screens leading into communal entrance hall.

**APARTMENT ENTRANCE ON GROUND FLOOR** Apartment front door with security peep hole leading into entrance hall.

**HALLWAY** Entryphone system, two double radiators and two built in double storage cupboards, further smaller storage cupboard and doors to living room.

**RECEPTION ROOM** 17' 1" x 13' 6" (5.21m x 4.11m) Lovely and spacious, triple aspect room with double glazed windows to three elevations, a double and a single radiator.

**KITCHEN/DINER** 13' 8" x 13' 4" (4.17m x 4.06m) Inset single drainer stainless steel sink unit with mixer tap, range of matching wall and base units with concealed lighting, roll top work surfacing areas, built in oven and 4 ring gas hob, space for washing machine, space for dishwasher, space for fridge freezer, part tiled walls, double panel radiator, window to front and AMPLE SPACE FOR A DINING TABLE.

**MASTER BEDROOM** 11' 0" x 9' 8" (3.35m x 2.95m) Double glazed window to side, double panel radiator, 2 x built-in double wardrobes, door to en-suite shower room

**ENSUITE** Independent fully tiled shower cubicle with folding door, New Team shower, pedestal wash hand basin with tiled splash back, low flush w/c, single panel radiator, inset spotlights

**BEDROOM TWO** 11' 0" x 9' 2" (3.35m x 2.79m) A good sized double bedroom. Double glazed window to side and radiator

**BATHROOM** Suite comprising of panelled bath with New Team independent shower, mixer tap and shower rail, inset vanity wash hand basin with storage below, low flush w/c, part tiled walls, double glazed window to side, inset ceiling spot lights, double panel radiator





COMMUNAL GARDEN Beautiful extensive lawn with sculptured shrubs.

TWO ALLOCATED PARKING SPACES



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