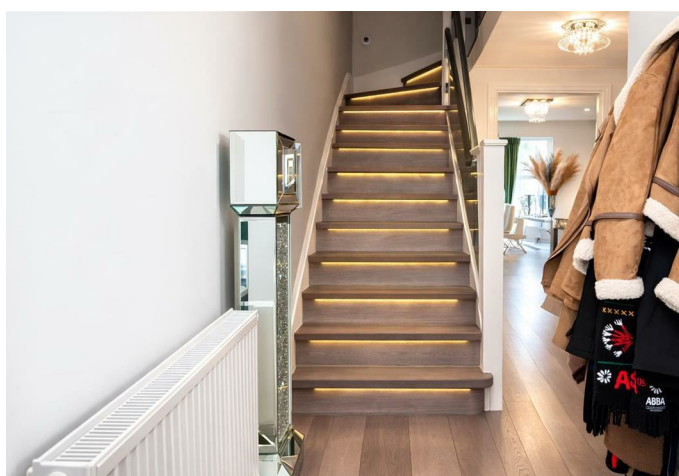


**Aurora Close, Watford, WD25 0NF**  
**Offers In Excess Of £600,000**

Welcome to this modern family home located on the desirable Aurora Close in Garston. This charming house boasts three spacious double bedrooms, making it an ideal choice for families or those seeking extra room for guests or a home office. The master bedroom features an en suite bathroom, providing a private retreat for relaxation. The property is presented in excellent decorative order including a modern luxury kitchen and bathrooms, well kept gardens and allocated parking. Do not miss the opportunity to make this delightful house your new home.

Clements Estate Agents are delighted to offer this modern luxury family home located on the desirable Aurora Close in Garston. This charming house boasts three spacious double bedrooms, making it an ideal choice for families or those seeking extra room for guests or a home office. The master bedroom features an en suite bathroom, providing a private retreat for relaxation. The property is presented in excellent decorative order including a modern luxury kitchen and bathrooms, well kept gardens and allocated parking. Do not miss the opportunity to make this delightful house your new home.

### Entrance Hall



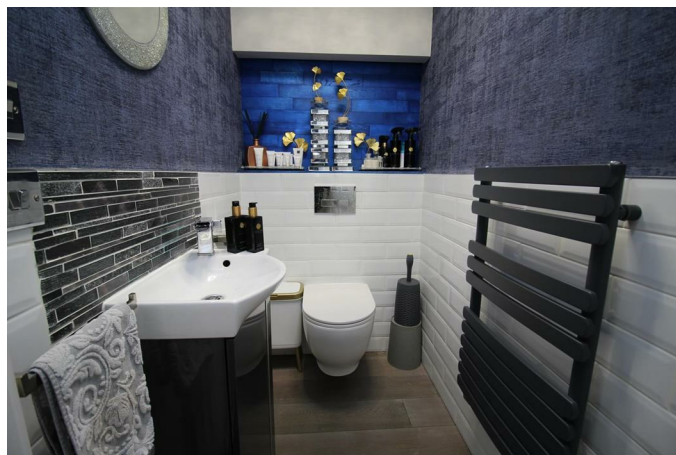
**Living Room 14'9 x 13'2 (4.50m x 4.01m )**

**Conservatory/Dining Room 9'8 x 8'7 (2.95m x 2.62m)**

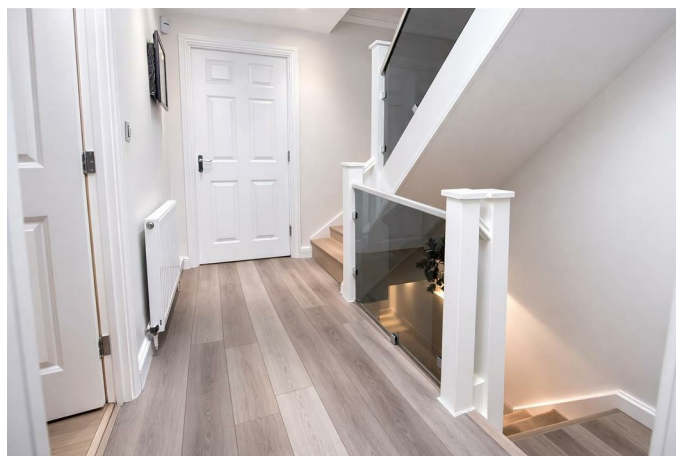


**Modern Fitted Kitchen 13'2 max x 9'5 max (4.01m max x 2.87m max)**

### Downstairs Cloakroom



### First Floor Landing



**Bedroom Two 13'2 x 11'6 (4.01m x 3.51m)**



**Bedroom Three 13'3 x 10'3 (4.04m x 3.12m)**



**En Suite**



**Family Bathroom**



**Off Road Parking**

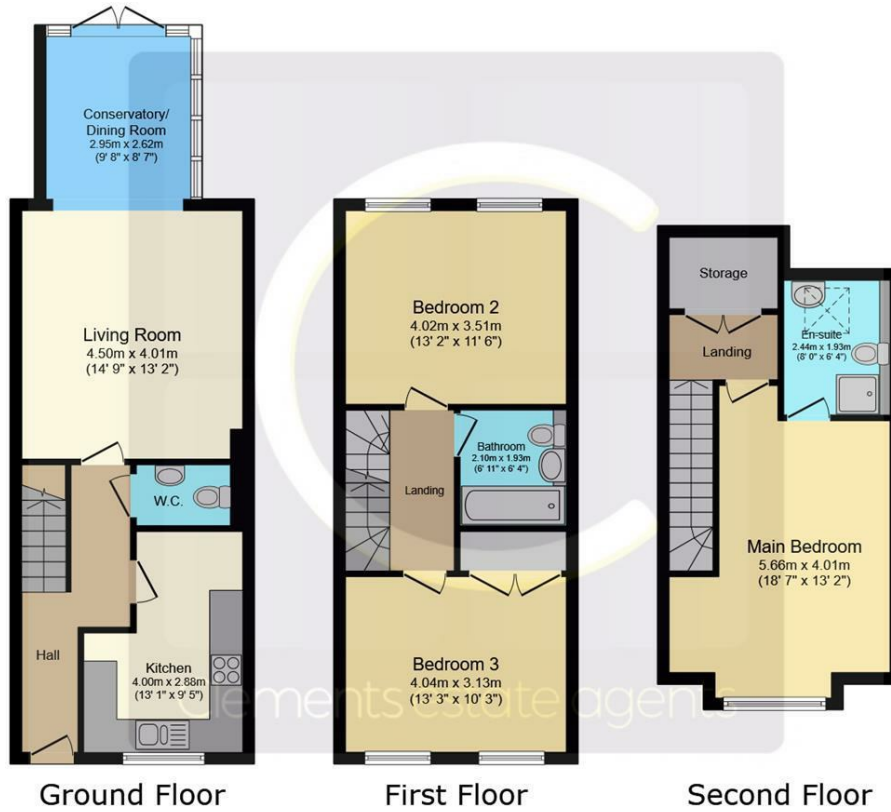
**Rear Garden**

**Second Floor Landing**

**Master Bedroom 18'7 max x 13'2 max (5.66m max x 4.01m max)**

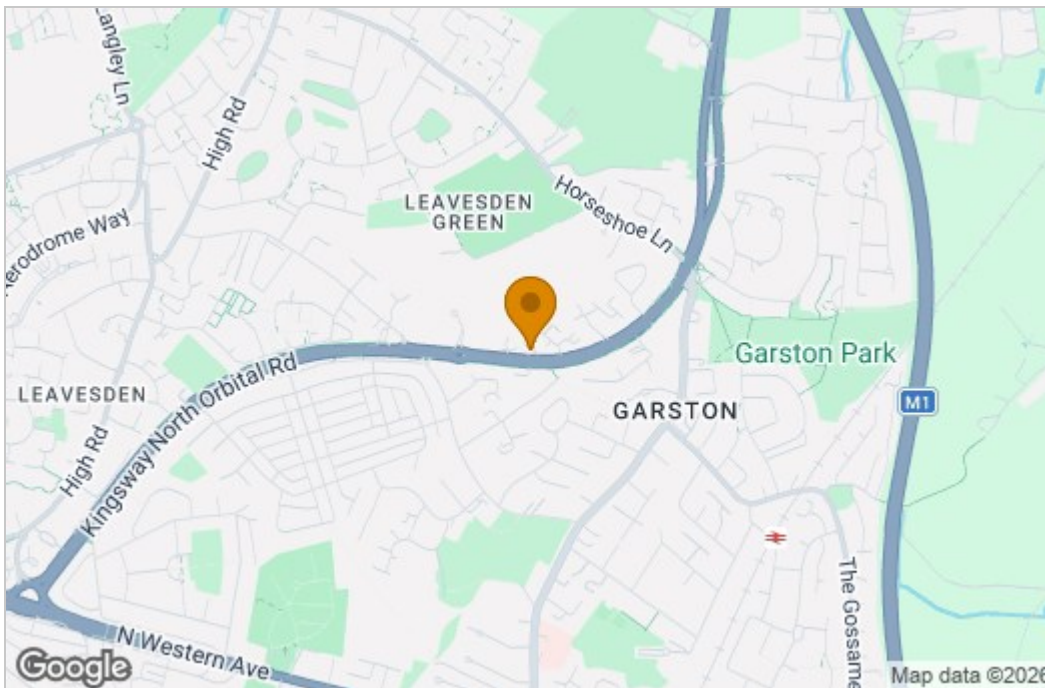


# Floor Plan

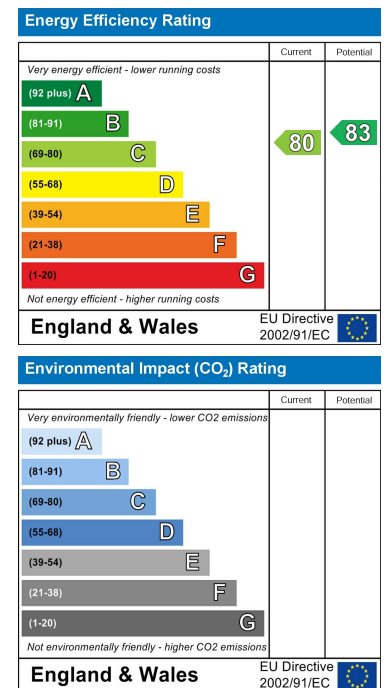


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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