



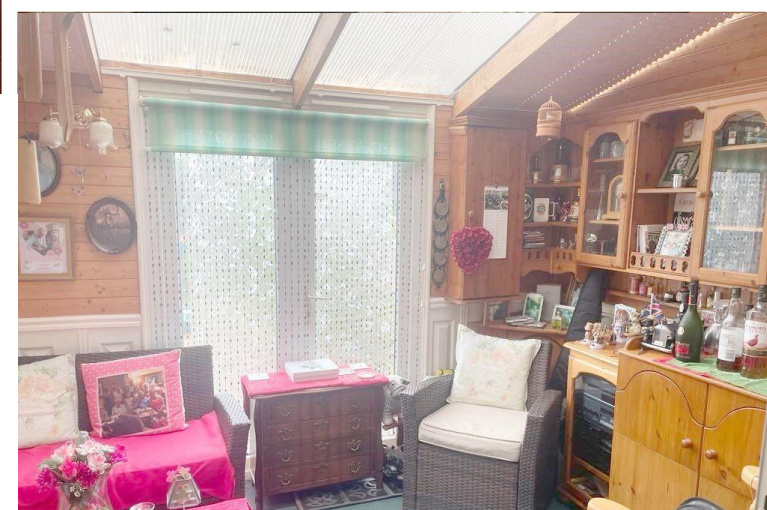
1 Queenswood Crescent
Watford, WD25 7DG

- Semi detached home
- three bedrooms
- Two receptions
- Covered side passage

£450,000

EPC Rating 'TBC'





Property Description

Double glazed front door with side screen. Double glazed double doors to entrance porch. Multi paned hardwood door leading to entrance hall

HALLWAY Stairs to first floor. Panelled radiator. Under stairs storage cupboard. Door to leaving room

LIVING ROOM 10' 7" x 11' (3.23m x 3.35m) Double glazed window to front. Panelled radiator. TV aerial point. Closed fireplace. Archway through to dining room.

DINING ROOM 10' 6" x 11' (3.2m x 3.35m) Multi paned door to kitchen. Double panelled radiator. Double glazed sliding patio door leading to conservatory.

CONSERVATORY 10' 11" x 8' 9" (3.33m x 2.67m) Double glazed sliding casement doors onto rear garden having light and power.

KITCHEN 10' 6" x 7' 8" (3.2m x 2.34m) Single drainer 1.5 bowl stainless steel sink unit with mixer tap. Range of



matching wall units with concealed lighting and base units with roll top work surfacing areas. Inset 4 ring gas hob with built in oven under and extractor hood over. Space for fridge. Double panelled radiator. Fully tiled walls. Wood clad ceiling. Multi painted door leading to covered side passage. Under stairs storage cupboard. Boiler supplying domestic hot water and central heating

COVERED SIDE 17' 9" x 3' 9" (5.41m x 1.14m) Plumbing for washing machine. Space for tumble dryer. Space for fridge freezer. Hardwood door to front. Folding door to down stairs cloakroom.

DOWNSTAIRS CLOAKROOM Low flush w/c with pedestal wash hand base. Double glazed window to side Double glazed door to rear garden.

LANDING Double panelled radiator. Window to side. Built in cupboard housing lagged copper cylinder with shelving for linen over. Access to insulated loft/

BEDROOM 1 11' 8" x 10' 8" (3.56m x 3.25m) Double glazed window to front. Panelled radiator. Range of built in floor to ceiling mirrored cupboards with sliding doors. Further storage cupboard.

BEDROOM 2 12' 11" x 10' 6" (3.94m x 3.2m) Double glazed window to rear. Vanity wash hand basin with storage below. Built in surface area and desk area. Panelled radiator

BEDROOM 3 7' 8" x 6' 11" (2.34m x 2.11m) Double glazed window to front. Panelled radiator. Range of built in triple bank floor to ceiling mirrored cupboards with sliding doors.

BATHROOM Suite comprising panelled bath with mixer tap and twin grip. Pedestal wash hand basin with wood clad. Double glazed frosted window to rear. Panelled radiator.

W/C Low flush w/c. Part tiled walls. Double glazed window to side

REAR GARDEN Approx 60ft with large raised deck area and gravelled area. Flower and shrub borders with mature trees. Summer house. Further rear raised deck area with flower beds and garden store.

FRONT GARDEN Gravelled with off street parking for 2/3 cars. Well stocked flowering and shrub corner bed. Gated and fenced.

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