

Mulburries

The Gossamers , Watford, WD25 9AW

Offers in excess of £480,000



## The Gossamers, Watford, WD25 9AW

- EXTENDED THREE BEDROOM END OF TERRACE HOUSE
- 0.4 MILES FROM GARSTON STATION, 30 MINS INTO EUSTON
- GUEST W.C
- UTILITY/STORAGE ROOM
- SOUTH FACING LAWN GARDEN
- COUNCIL TAX BAND C

Nestled in the heart of Garston and just 0.4 miles from the station, Mulburries welcome this impressive end of terrace house which offers an exceptional blend of comfort, space and convenience.

Boasting approximately 1,050 sq feet of thoughtfully extended accommodation, the property has been significantly enhanced to the side and rear, resulting in additional living space as well as an expansive storage and utility area – ideal for busy households seeking extra versatility.

From the moment you step inside, it's clear this home has been very well maintained. The neatly decorated interiors showcase three generously sized bedrooms, perfect for family living or versatile home working arrangements. The main bathroom is





complimented by an additional guest W.C. on the ground floor, providing convenience for residents and visitors alike.

One of the home's real highlights is the delightful south-facing garden. Mature trees border a tasteful lawn, creating an oasis of greenery and a perfect spot to unwind or entertain, while children have plenty of space to play safely in the dappled sunlight.



The neighbourhood itself is brimming with appeal. Being only a short stroll to Garston Station, commuting is an absolute breeze for city workers or anyone needing transport links further afield. The locality also offers a vibrant array of amenities including local shops, cosy cafés, reputable schools and lush nearby parks.

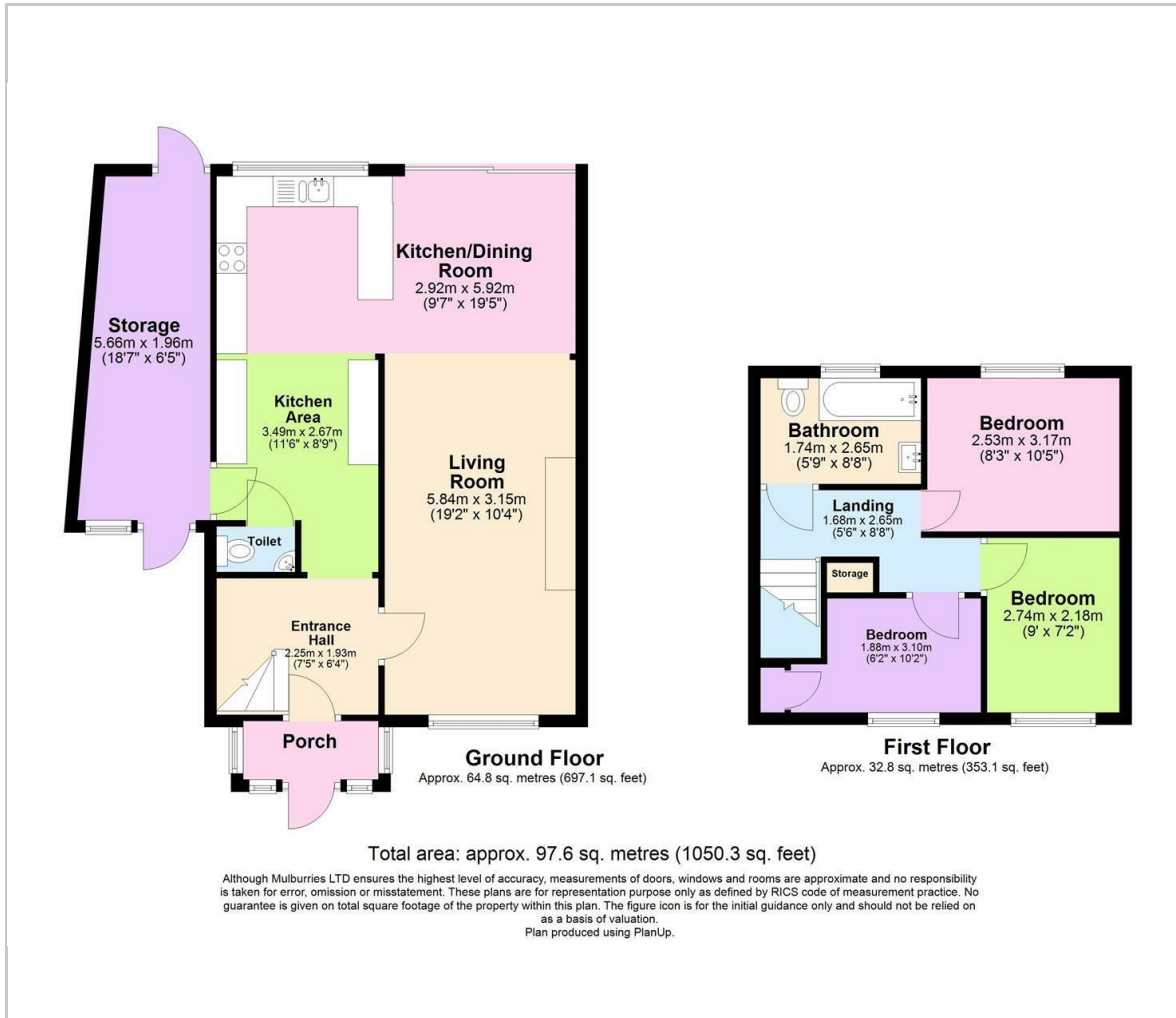


Parking is convenient with first-come, first-served spaces, as well as additional street parking to accommodate guests or families with multiple cars.

This is a rare opportunity to acquire a beautifully kept family home in a sought-after area, ready to be cherished by its next owners. Arrange a viewing to fully appreciate all this wonderful property has to offer.



## Floor Plan

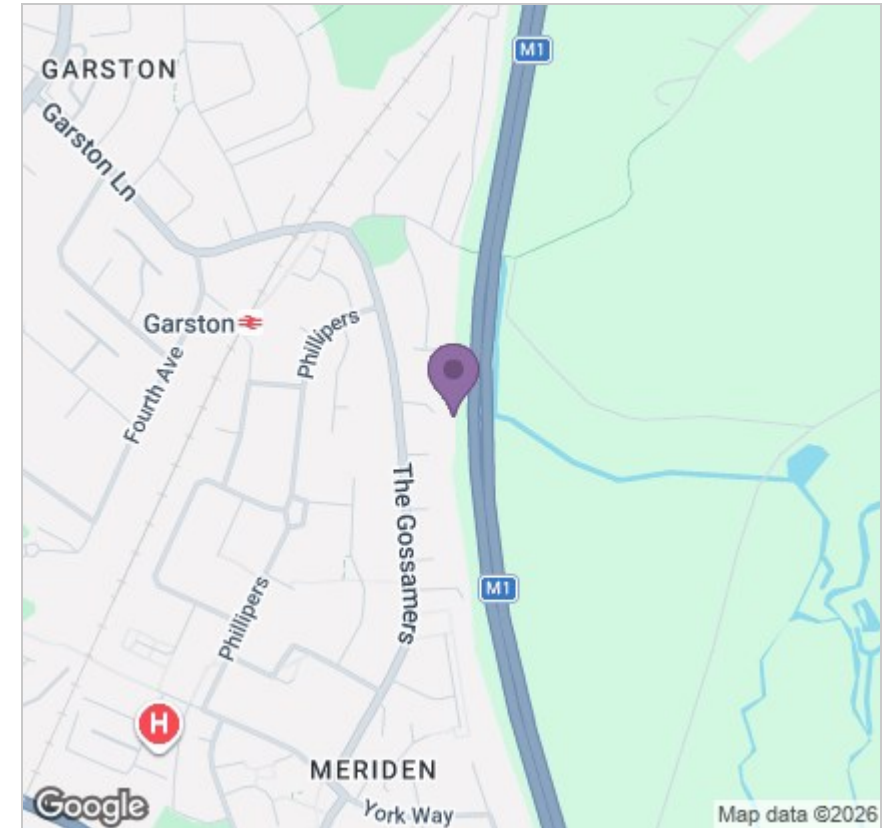


## Viewing

Please contact our Mulburries Office on 01442 732362 if you wish to arrange a viewing appointment for this property or require further information.

31 Lawn Lane, Hemel Hempstead, Hertfordshire, HP3 9HH  
Tel: 01442 732362 Email: contact@mulburries.co.uk ryan.green@mulburries.co.uk

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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