







## A THREE BEDROOM DETACHED HOUSE WITH REAR EXTENSION AND 154FT GARDEN – CHAIN FREE SALE

This attractive detached family home offers bright and spacious accommodation throughout and is perfectly situated to easily access major road links M1, M25 and A41, Garston railway station, excellent bus links, the nearby Garston shopping parade and choice of highly regarded schools – perfect for families and commuters.

The ground floor is made up an entrance porch, guest w.c., large front aspect reception room and a single storey rear extension that incorporates a 23ft 8' rear reception room and a 16ft 4' kitchen. On the first floor there are three good size bedrooms (two of which have fitted wardrobes) and a modern shower room.

Externally, there is a fabulous 154ft sunny aspect garden and off-road parking for several cars.



### KEY FEATURES

- Chain free sale
- South-east facing garden
- Off road parking for several cars
- Spacious family home
- Single storey rear extension
- Shower room installed 2024







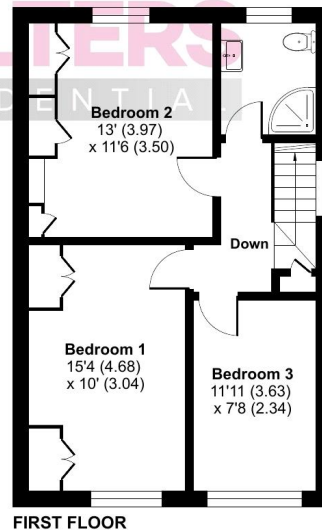
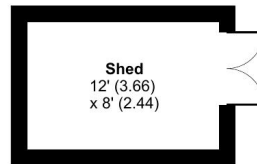
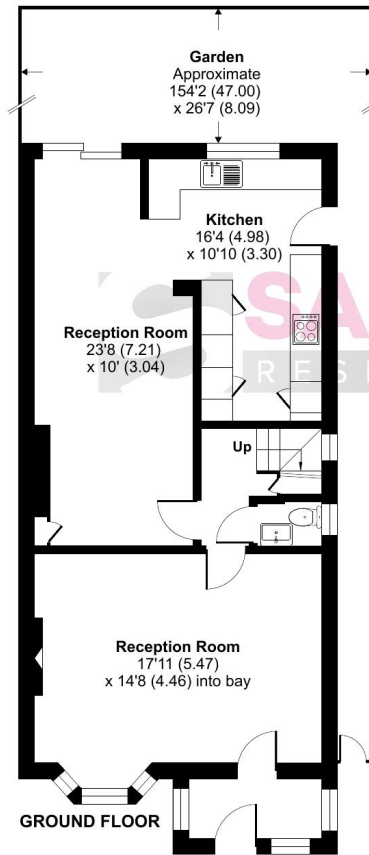
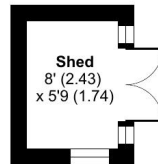
## Albans Road, Watford, WD25

Approximate Area = 1247 sq ft / 115.8 sq m

Outbuildings = 141 sq ft / 13 sq m

Total = 1388 sq ft / 128.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Salters Residential. REF: 1459535

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92-100) <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 |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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DISCLAIMER - Every attempt has been made to ensure accuracy. However, all measurements are approximate and for illustrative purpose only.

In accordance with The Consumer Protection from Unfair Trading Regulations 2008, these particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract.

We have not carried out a structural survey and the services and appliances have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of e.g. carpets or furniture. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.