



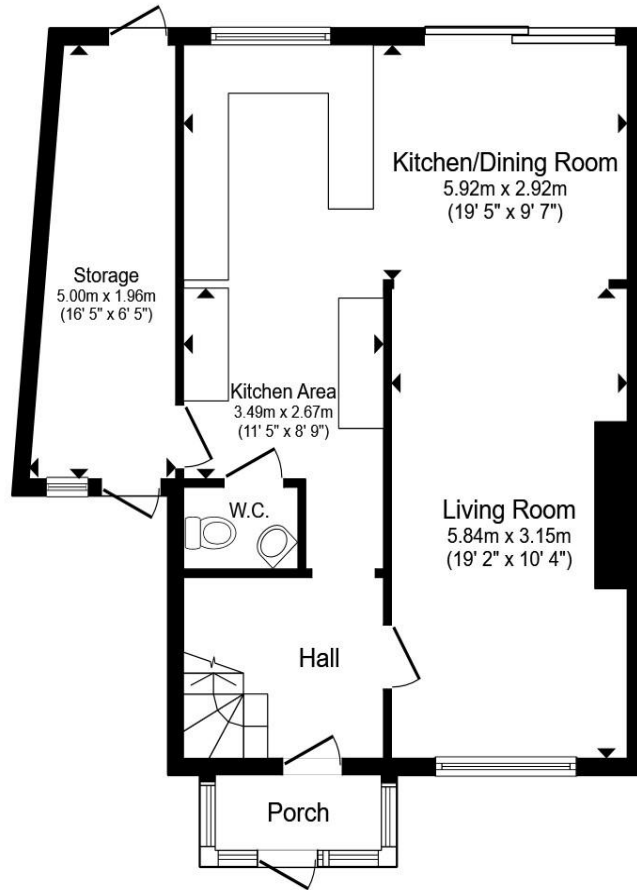
**The Gossamers, Watford, WD25 9AW**

**welcome to**

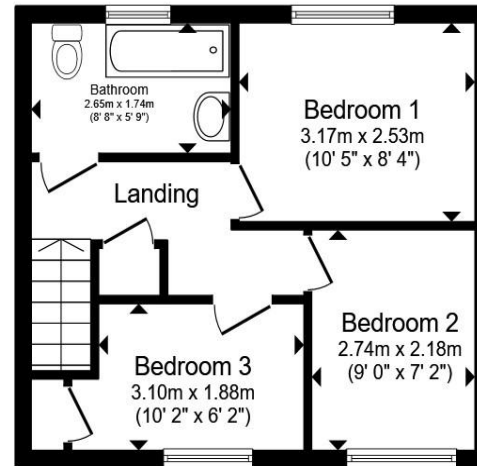
**The Gossamers, Watford**

An elegantly extended 3-bedroom home featuring a charming lounge with fireplace, a light filled kitchen & dining area with island & skylights, versatile additional space, a modern bathroom & a south facing garden with decking and pond, plus parking bays/on street parking & close to Garston Station.





**Ground Floor**



**First Floor**

**Entrance Porch**

**Living Room**

19' 2" x 10' 4" ( 5.84m x 3.15m )

**Kitchen/Dining Room**

19' 5" x 9' 7" ( 5.92m x 2.92m )

**Kitchen Area**

11' 5" x 8' 9" ( 3.48m x 2.67m )

**Wc**

**Storage**

16' 5" x 6' 5" ( 5.00m x 1.96m )

**Bedroom 1**

10' 5" x 8' 4" ( 3.17m x 2.54m )

**Bedroom 2**

9' x 7' 2" ( 2.74m x 2.18m )

**Bedroom 3**

10' 2" x 6' 2" ( 3.10m x 1.88m )

**Bathroom**

8' 8" x 5' 9" ( 2.64m x 1.75m )

Total floor area 93.7 m<sup>2</sup> (1,009 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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](http://www.propertybox.io)



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## The Gossamers, Watford

- Spacious Three-Bedroom End of Terrace Home
- Convenient On-Street Parking
- Attractive South-Facing Garden, Ideal for Outdoor Living
- Stylish Kitchen/Diner Featuring a Central Island & Skylights for Added Natural Light
- Practical Downstairs WC

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

Offers in excess of  
**£480,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [browndmerry.co.uk/Property/WAF105234](https://www.browndmerry.co.uk/Property/WAF105234)



Property Ref:  
WAF105234 - 0024

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