FREEHOLD

House - Terraced (EPC Rating: C)

GISBURNE WAY, WATFORD, WD24 5BF

£425,000

2 Bedroom House - Terraced located in Watford

Immaculate two-bedroom home on Gisburne Way, Watford, with off-street parking and a beautifully presented interior. Featuring a modern shaker-style kitchen, spacious through-reception with trifold doors to a private garden. Luxury bathroom, two generous doubles, and move-in ready throughout – early viewing advised.

Immaculate Two-Bedroom Home – Gisburne Way, Watford, WD24 5BF

Guide Price: £425,000
Off-Street Parking | Exceptional Finish |

Presenting this stunning and immaculately maintained two-bedroom home set in a quiet residential location on Gisburne Way, Watford. Finished to an exceptional standard throughout, the property offers stylish interiors, quality fittings, and a superb layout ideal for modern living.

GROUND FLOOR

Entrance Hallway
Welcoming hallway with Amtico parquet herringbone flooring flowing seamlessly through the entire ground floor.

Ground Floor WC – 4'3" x 2'2"
Modern, neatly presented cloakroom.

Kitchen – 9'6" x 5'9"
A beautifully appointed, exceptional kitchen fitted with modern shaker-style units at eye and base level.
Features include:
Attractive metro-style tiled splashback, Black glass canopy extractor, matching black ceramic hob, base-level oven, integrated dishwasher, washing machine and tumble dryer, inset LED lighting, rront aspect window providing great natural light.

Through Reception Room – 17'3" x 11'11"
A spacious and bright lounge/dining area featuring: UPVC trifold doors opening onto the garden, stunning Amtico herringbone flooring, inset LED lighting, ample room for both living and dining furniture.

FIRST FLOOR

Landing
Leading to all bedrooms and bathroom.

Main Bedroom – 12'0" x 9'1"
A generous double with overlooking the quiet rear aspect, inset LED lighting, high-quality fitted carpet.

Bedroom Two – 11'11" x 10'6"
Another well-proportioned double bedroom offering: front aspect, built-in storage, continuation of carpet, inset LED lighting

Bathroom – 5'9" x 4'4" - a truly luxurious bathroom featuring: Oversized neutral-toned tiles, walk-in shower with stylish contrasting tiles, freestanding WC, built-in vanity basin, Illuminated wall cabinet,

Outside

The rear garden is enclosed by panel fencing and thoughtfully designed for both relaxation and entertaining: Patio area immediately to the rear of the house, central grass lawn, Built in bar area and second patio at the end of the garden – perfect for outdoor dining or entertaining.

Outside storage at the front of the property with off street parking.
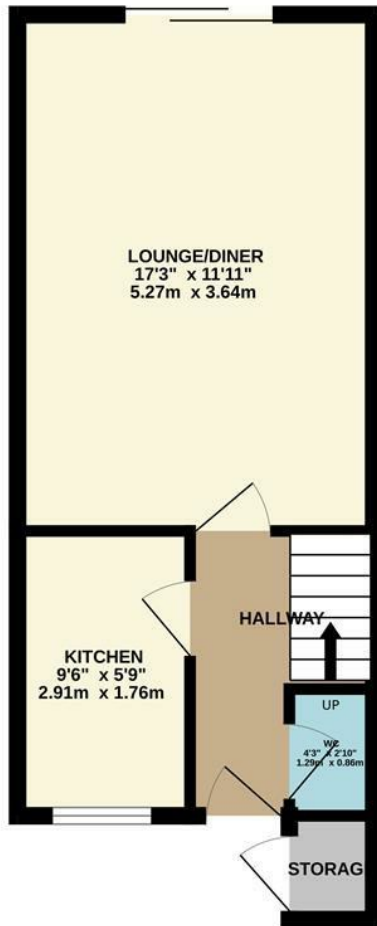
Key Features
Off-street parking
Immaculate presentation throughout
Exceptional contemporary kitchen
Spacious through-reception with UPVC trifold doors
Stylish Amtico parquet herringbone flooring across the entire ground floor
Luxury bathroom with premium fittings
Two generous double bedrooms
Private rear garden with patio, lawn, and additional entertaining space
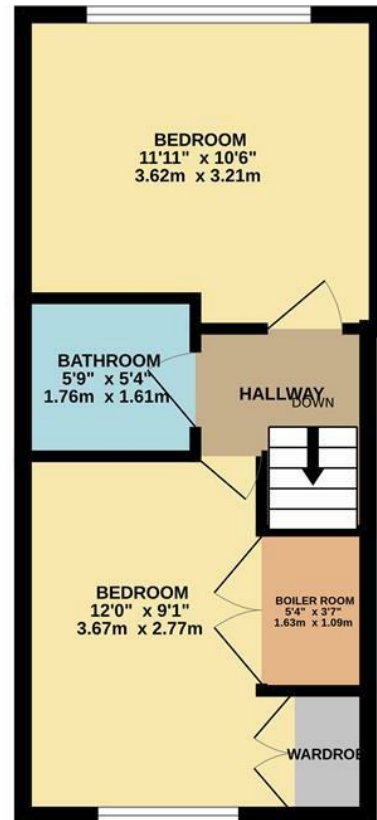Outside storage

GROUND FLOOR
330 sq.ft. (30.6 sq.m.) approx.

1ST FLOOR
313 sq.ft. (29.1 sq.m.) approx.

LOUNGE/DINER
17'3" x 11'11"
5.27m x 3.64m

HALLWAY

KITCHEN
9'6" x 5'9"
2.91m x 1.76m

UP

WC
4'3" x 2'10"
1.29m x 0.86m

STORAG

BEDROOM
11'11" x 10'6"
3.62m x 3.21m

BATHROOM
5'9" x 5'4"
1.76m x 1.61m

HALLWAY
DOWN

BEDROOM
12'0" x 9'1"
3.67m x 2.77m

BOILER ROOM
5'4" x 3'7"
1.63m x 1.09m

WARDROB
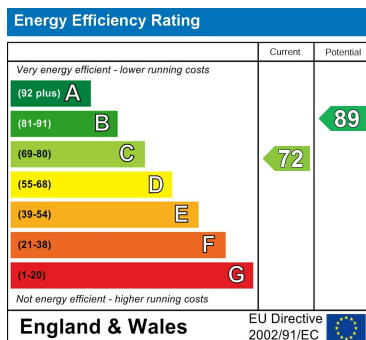
TOTAL FLOOR AREA : 643 sq.ft. (59.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band
C

Energy Performance Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) **A**		
(81-91) **B**		89
(69-80) **C**	72	
(55-68) **D**		
(39-54) **E**		
(21-38) **F**		
(1-20) **G**		
Not energy efficient - higher running costs		

England & Wales   EU Directive 2002/91/EC

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the

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