Tel: 01923 677755 Fax: 01923 680729 www.claytons.co.uk





ALEXANDRA ROAD, WATFORD - £1,100,000 5 Bedroom Semi-detached House



Built in 1888 - this stunning 4 large double bedrooms semi-detached Victorian house is bursting with character, set in the heart of Watford and benefiting from good sized east-facing garden and off street parking for multiple cars.

The ground floor contains; spacious separate living room and dining room, open plan kitchen and lounge, impressive entrance hall with feature staircase, utility room, downstairs toilet and conservatory.

The first floor contains; 2 large double bedrooms, family bathroom with separate toilet and 5th double bedroom.

The second floor contains; 2 further large double bedrooms and connecting en suite shower room / utility area.

To the rear is a good sized garden with side access and patio.

To the front there is off street parking for multiple cars.

- 5 bed semi-detached house
- 5 double bedrooms
- 1 en suite and 1 family bathroom
- 2 spacious reception rooms
- Open plan lounge / Kitchen
- Utility room and separate downstairs toilet
- Conservatory
- Bursting with character

Due to its brilliant location, the house is in close proximity to excellent schools, has easy access to the major road links of the M1 & M25 and is only a short distance.





## VIEW ING BY APPOINTMENT THROUGH CLAYTONS 01923 677755

## FREE VALUATIONS & MARKETING ADVICE

Can we assist you in the sale of your property? If your home is situated within the catchment area of one of our sales offices we would be pleased to offer you a free valuation and market appraisal, a service which we provide without obligation. Competitive fees are always available for both sole and multiple agency. Please contact David Clayton on 01923 677755.

NB 1) We have not tested any appliances and/or services mentioned in these property particluars and do not intend to imply they are in full working order. Photographs are for illustrative purposes only and may show items that are not included in the sale of this property. 2) Due to Money Laundering Regulations 2003 we will ask all prospective purchasers for identification. 3) Buyers should seek verification from their solicitor about the legal title of this property.

These particulars are intended only to give fair description of the property, as a guide to prospective buyers. Accordingly, a) their accuracy is not guaranteed and neither Claytons nor the Vendor(s) accept any liability in respect of their contents; b) they do not constitute an offer or contract of sale, and c) any prospective purchaser should satisfy themselves by inspection or otherwise as to the correctness of any statements or information on these particulars.

Claytons & Hayes Ltd • Registered in England No. 2655243 • Registered Office: 4 Garston Park Parade, Garston, Watford, Herts WD25 9LQ • vat No. 579331903

## See all our properties at www.claytons.co.uk

## **Energy Efficiency Rating**

