

Tel: 01923 677755  
Fax: 01923 680729

[www.claytons.co.uk](http://www.claytons.co.uk)

Claytons 



**TUDOR MANOR GARDENS, WATFORD - £750,000**  
**4 Bedroom Detached House**





**\*\*\* CHAIN FREE \*\*\*** Very well presented, extended 4 bed detached house set on a quiet cul-de-sac close to Parmiters School and benefitting from off street parking and south-facing garden.

The ground floor contains; extended dining room, large modern kitchen, spacious living room, study room, spacious storage room and WC.

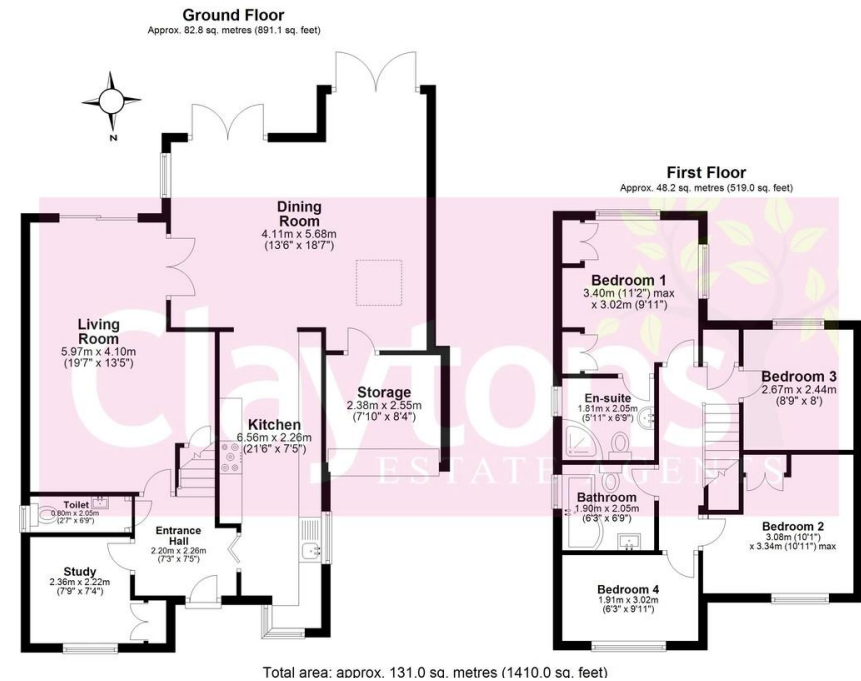
The first floor contains; master bedroom with built in wardrobes and en suite shower room, 2 further double bedrooms, 1 small double and stylish family bathroom.

To the rear is a good sized south-facing garden with patio area and side access.

To the front there is off street parking.

Due to its brilliant location; the house is in close proximity to the good schools and major road links of the M1 & M25 and is only a short distance to all local amenities.

- 4 bed detached house
- Master bedroom with en suite and built in wardrobes
- 3 further good sized bedrooms
- Extended dining room
- Large living room
- Separate additional study and WC
- Spacious modern kitchen
- South-facing garden



 VIEWING BY APPOINTMENT THROUGH CLAYTONS 01923 677755

#### FREE VALUATIONS & MARKETING ADVICE

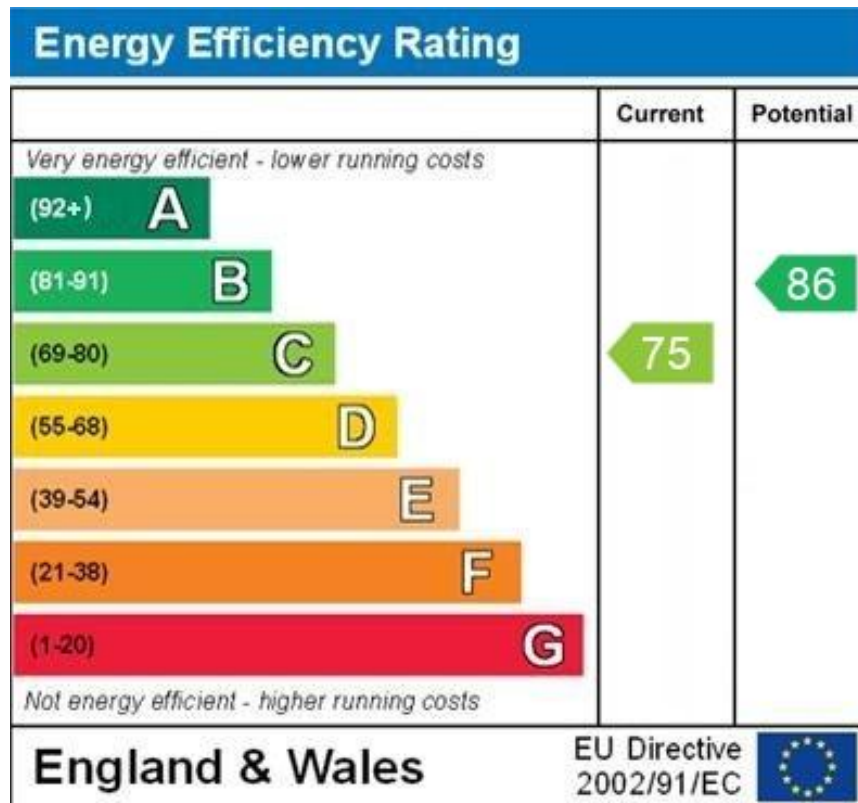
Can we assist you in the sale of your property? If your home is situated within the catchment area of one of our sales offices we would be pleased to offer you a free valuation and market appraisal, a service which we provide without obligation. Competitive fees are always available for both sole and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

NB 1) We have not tested any appliances and/or services mentioned in these property particulars 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](http://www.claytons.co.uk)



WWW.EPC4U.COM