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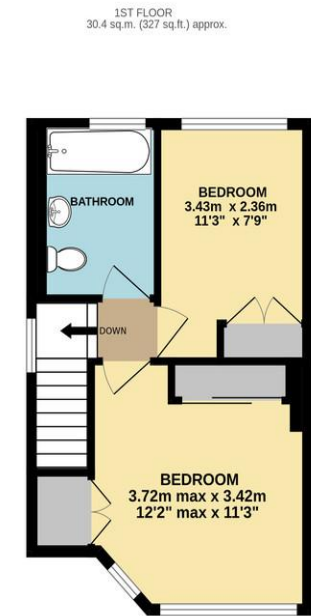
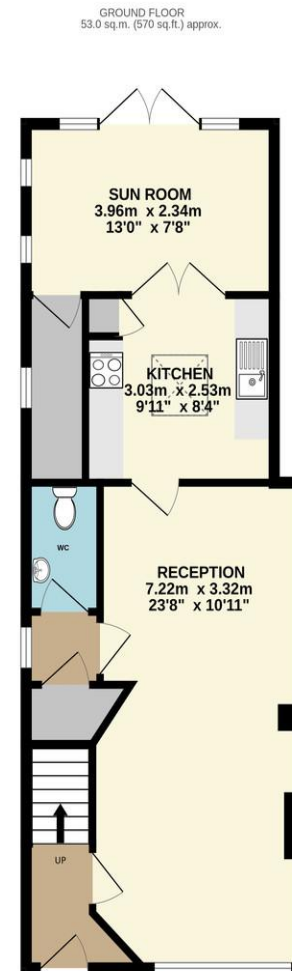
**ORCHARD AVENUE, WATFORD - £500,000**  
**2 Bedroom Semi-Detached House**



This absolutely delightful Extended Semi-Detached House is ideally situated in a particularly sought-after cul-sac, close to excellent schools (including Parmiters) shops, bus routes, and major road links.

Its wealth of feature includes off-road parking, a superb fitted kitchen, a utility room and bathroom, conservatory and the most beautiful secluded southerly facing rear garden.

- Semi Detached
- Extended
- Cul de sac Location
- Beautiful garden
- Fitted kitchen & Bathroom
- Gas central heating & double glazing
- Conservatory
- Off road parking



ORCHARD AVENUE  
TOTAL FLOOR AREA: 83.4 sq.m. (897 sq.ft.) 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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 VIEWING BY APPOINTMENT THROUGH CLAYTONS 01923 677755

#### FREE VALUATIONS & MARKETING ADVICE

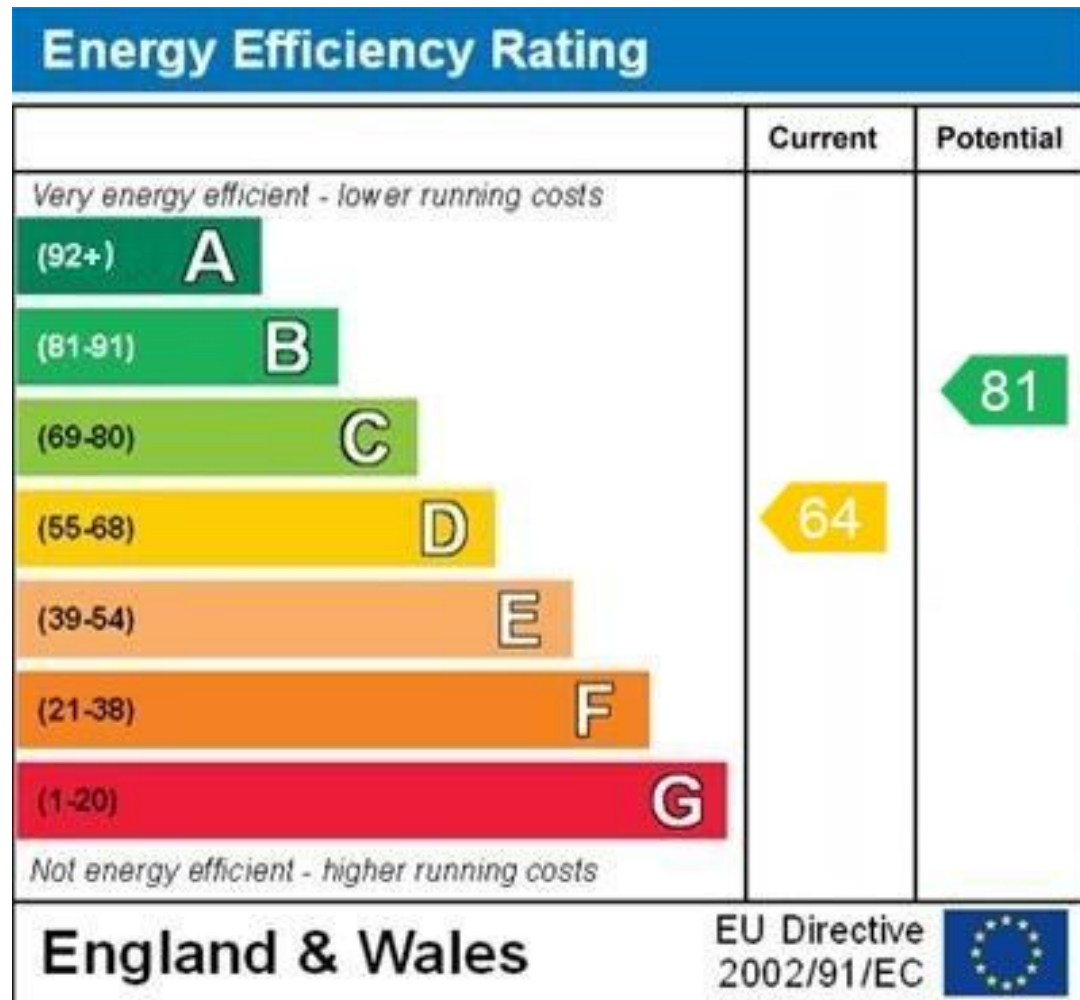
Can we assist you in the sale of your property? If your home is situated within the catchment area of one of our sales offices we would be pleased to offer you a free valuation and market appraisal, a service which we provide without obligation. Competitive fees are always available for both sole and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

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