Tel: 01923 677755 Fax: 01923 680729

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NEWHOUSE CRESCENT, WATFORD - £500,000
3 Bedroom Semi-Detached House









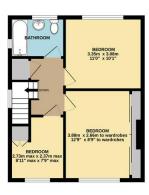
GROUND FLOOR 60.8 sq.m. (655 sq.ft.) approx. 41.2 sq.m. (443 sq.ft.) approx.

Situated on a LARGE PLOT (in a cul de sac) within the catchment area of some sought after schools this extremely spacious, extended 1950s 3 BEDROOM SEMI detached family home must be viewed!!!

- 3 Bedroom Semi
- Large plot
- Cul-de-sac Location
- Gas central heating/Double Glazing
- Off road parking
- 19'+ Kitchen/Dining room.

Shops, leisure facilities and major road links M1 & M25 are also within easy reach, making this the perfect all round family home.





NEWHOUSE CRESCENT

TOTAL FLOOR AREA: 102.0 sq.m. (1098 sq.ft.) approx.

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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 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.

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Energy Efficiency Rating Current Potential Very energy efficient - lower running costs (92+)В (81-91)81 (69-80)(55-68)E (39-54)(21-38)(1-20)Not energy efficient - higher running costs **EU Directive England & Wales** 2002/91/EC

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