

Tel: 01923 677755  
Fax: 01923 680729

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

Claytons 



**CEDAR WOOD DRIVE, GARSTON WATFORD – OFFERS IN THE REGION OF £300,000**  
**1 Bedroom End of Terrace**



Charming one bed house on the sought after Stanborough Park Estate offering lounge/diner, open plan kitchen, bedroom and bathroom. Own front garden and private parking viewing. Highly recommended. NO UPPER CHAIN

- One bed house
- Lounge/diner
- Open plan kitchen
- Bathroom
- Own front garden
- No upper chain

GROUND FLOOR  
19.9 sq.m. (214 sq.ft.) approx.

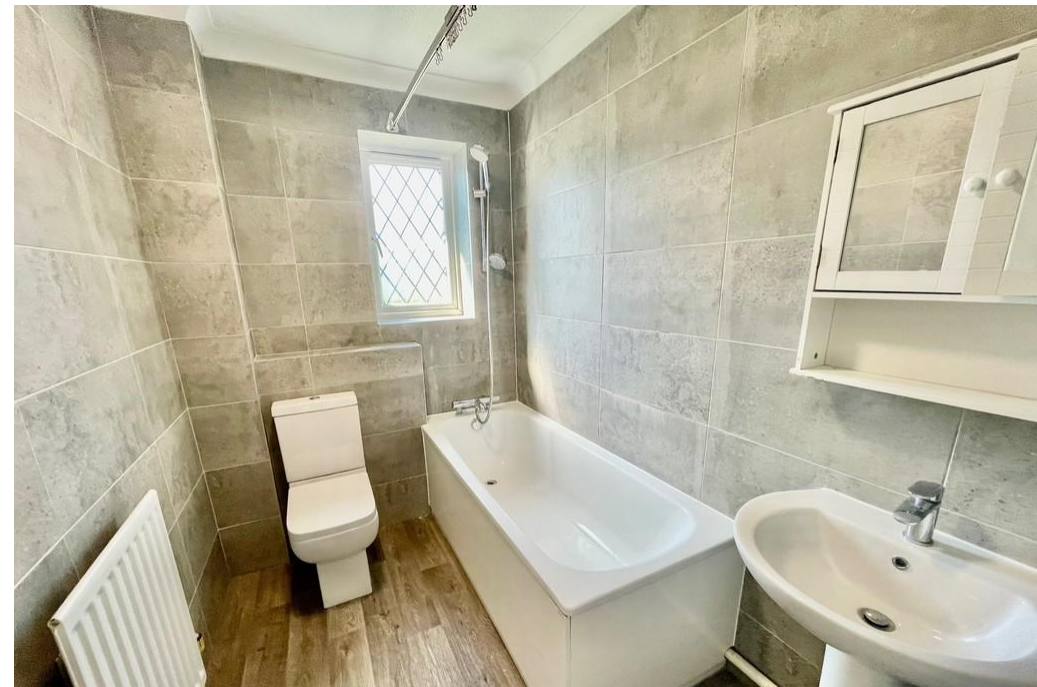


1ST FLOOR  
19.9 sq.m. (214 sq.ft.) approx.



CEDAR WOOD DRIVE  
TOTAL FLOOR AREA: 39.9 sq.m. (429 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.  
Made with Metropix C2024

The property is situated in this convenient location close to local amenities together with the M1 and M25 major road links which are only a 5 minutes drive away.



**VIEWING BY APPOINTMENT THROUGH CLAYTONS 01923 677755**

**FREE VALUATIONS & MARKETING ADVICE**

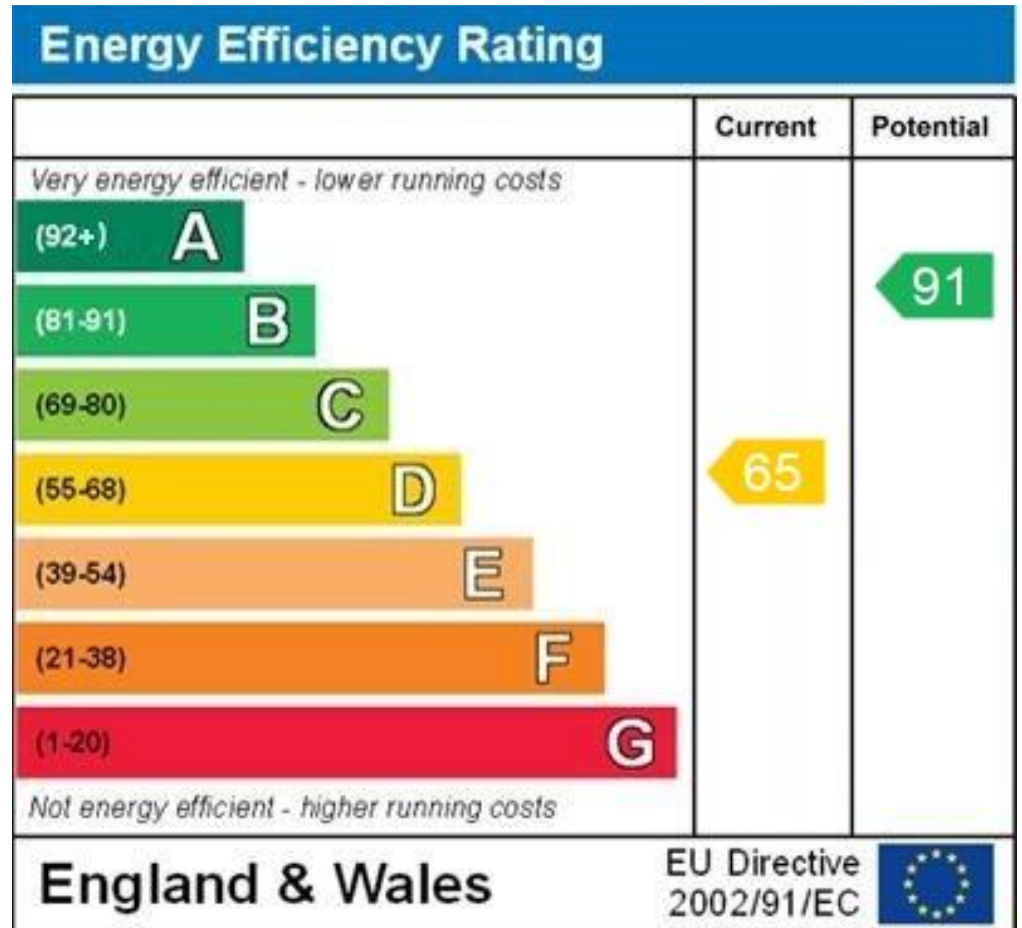
Can we assist you in the sale of your property? If your home is situated within the catchment area of one of our sales offices we would be pleased to offer you a free valuation and market appraisal, a service which we provide without obligation. Competitive fees are always available for both sole and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