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**SHEEPCOT LANE, WATFORD - £475,000**  
**3 Bedroom Semi detached house**







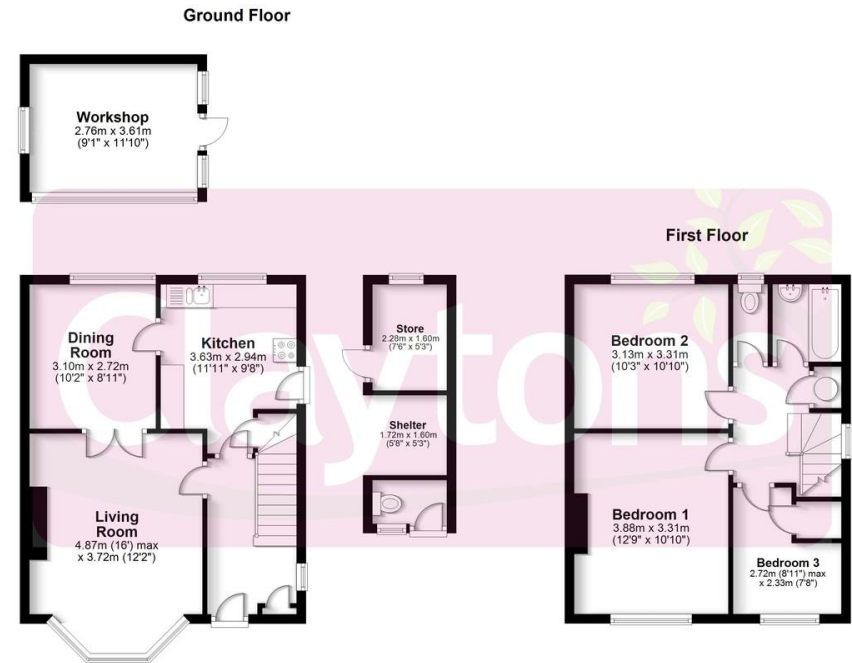
Three bedroom semi detached house which is located close to all local amenities including Vue cinema, access to the M25 & M1 and excellent schools.

The property itself comprises lounge to the front with doors leading into the dining room and a kitchen/breakfast room. On the first floor you will find three good sized bedrooms and family bathroom with separate WC.

Externally there is plenty of storage with a brick built storage unit and a workshop at the rear of the garden. The garden itself has been well maintained and benefits from a lawn with pretty borders and a patio area.

The property is offered with no upper chain so call to book a viewing now!

- Three bedrooms
- Semi detached
- Rear garden
- No upper chain
- Parking
- Close to local amenities



Total area: approx. 100.3 sq. metres (1079.3 sq. feet)



 VIEWING BY APPOINTMENT THROUGH CLAYTONS 01923 677755

#### FREE VALUATIONS & MARKETING ADVICE

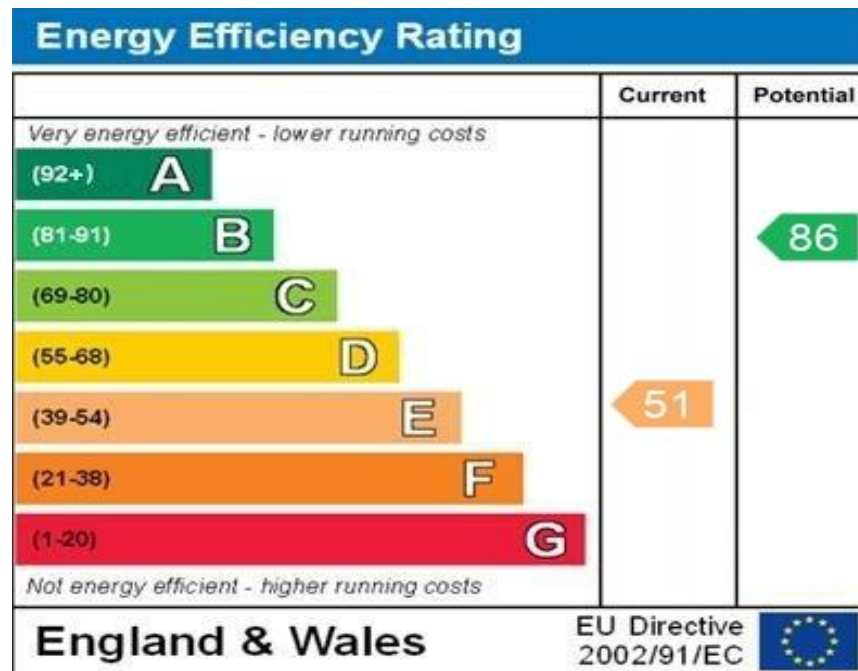
Can we assist you in the sale of your property? If your home is situated within the catchment area of one of our sales offices we would be pleased to offer you a free valuation and market appraisal, a service which we provide without obligation. Competitive fees are always available for both sole and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