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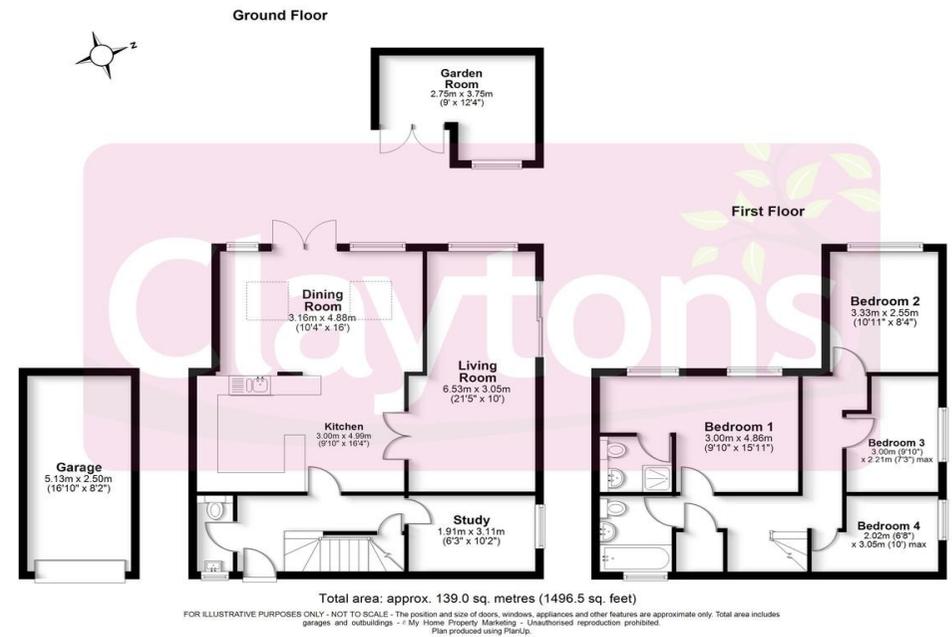
**ALDER WALK, WATFORD – OFFERS IN EXCESS OF £600,000**  
**4 Bedroom New-style House**



This 4/5 bedroom mews-style home benefits from a large corner plot providing excellent garden space including lawn, patio area and a summer house/outbuilding.

The property itself benefits from good room sizes throughout, including on the ground floor, a large kitchen and dining room leading into a generously sized living room. There is also a study, which could be used as bedroom five and guests WC on the ground floor. On the first floor you will find four bedrooms with bedroom one benefitting from an en-suite shower room and a further family bathroom. The property includes a garage in an adjacent block.

The house is situated in the exclusive Stanborough Park area of Garston in an idyllic and peaceful courtyard setting away from the hustle and bustle and yet within very easy reach of excellent shops, schools and major road links M1 & M25.



- 4/5 bedrooms
- Luxury fitted kitchen
- En-suite shower room
- Study/bedroom 5
- Secluded rear garden
- Quiet cul-de-sac location
- Garage
- 



📞 VIEWING BY APPOINTMENT THROUGH CLAYTONS 01923 677755

#### FREE VALUATIONS & MARKETING ADVICE

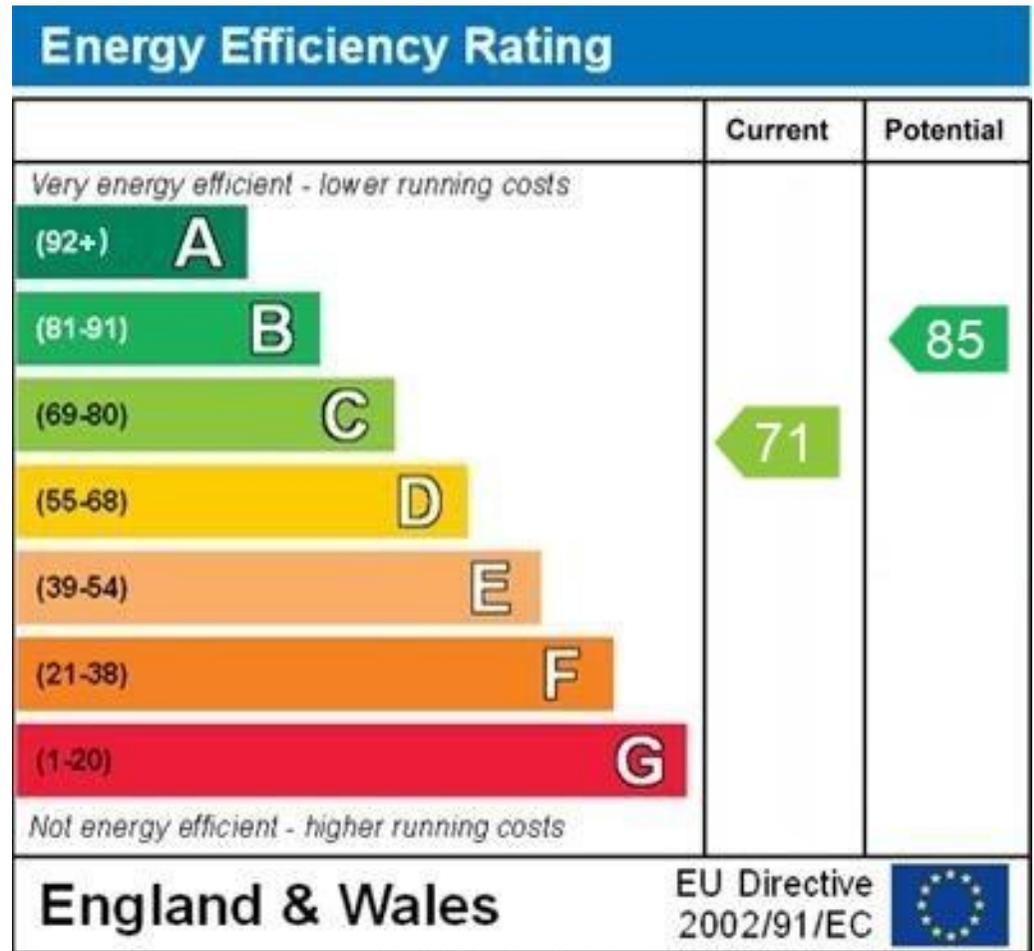
Can we assist you in the sale of your property? If your home is situated within the catchment area of one of our sales offices we would be pleased to offer you a free valuation and market appraisal, a service which we provide without obligation. Competitive fees are always available for both sole and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

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