

Tel: 01923 677755
Fax: 01923 680729

www.claytons.co.uk

Claytons 



FALCON WAY, WATFORD - £497,250
3 Bedroom Semi-Detached House



A very well looked after three-bedroom property which would make an ideal family home. Internally the property briefly comprises good size living/dining room, fitted kitchen and conservatory addition all on the ground floor. On the first floor you will find three bedrooms, family bathroom and separate WC. There is driveway parking to the front leading to garage and a well-kept rear garden with patio area leading to lawn.

- Three bedrooms
- Driveway with garage
- Well-kept garden
- Large living/dining room
- Conservatory
- No upper chain

The property is ideally located within easy reach of local amenities including Garston Station and both the M1 and M25 motorways. Call now to book a viewing.



Total area: approx. 103.7 sq. metres (1116.7 sq. feet)



📞 VIEWING BY APPOINTMENT THROUGH CLAYTONS 01923 677755

FREE VALUATIONS & MARKETING ADVICE

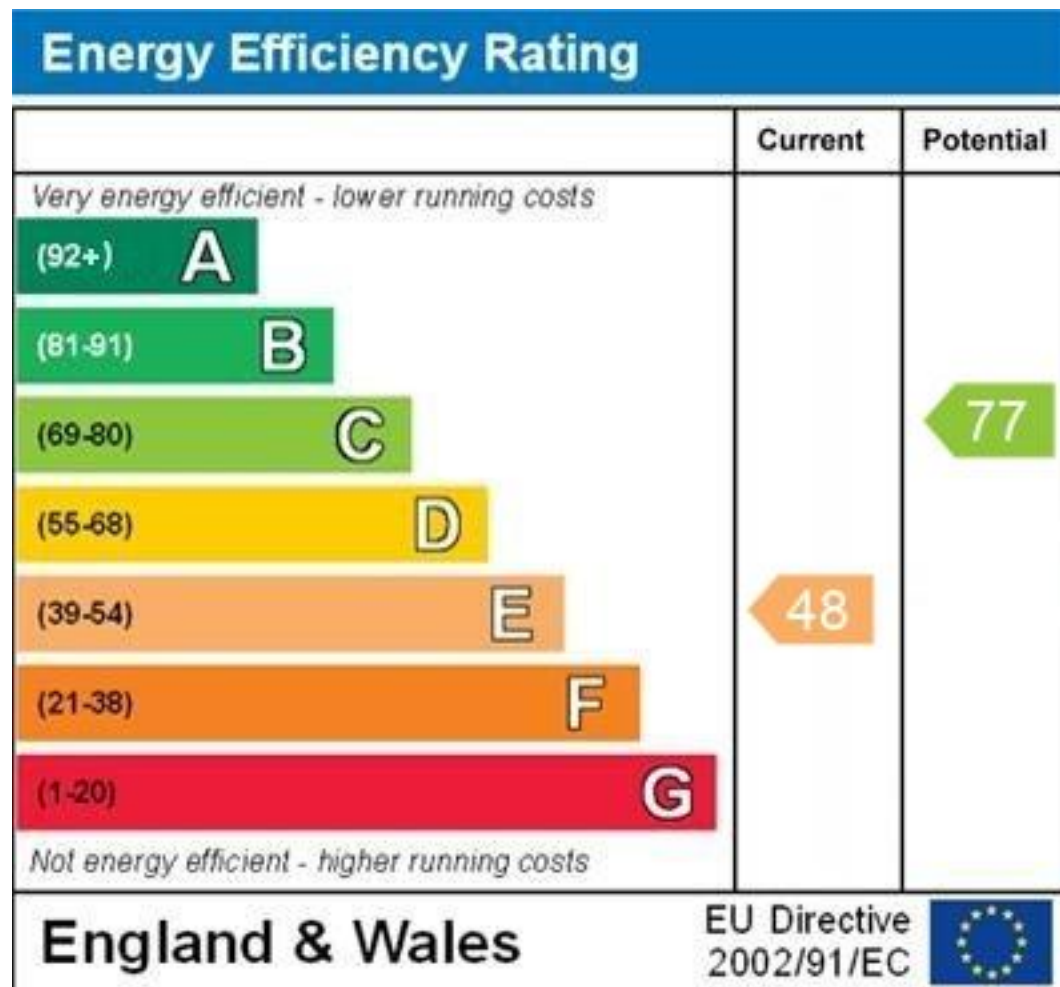
Can we assist you in the sale of your property? If your home is situated within the catchment area of one of our sales offices we would be pleased to offer you a free valuation and market appraisal, a service which we provide without obligation. Competitive fees are always available for both sole and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

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



WWW.EPC4U.COM