Tel: 01923 677755 Fax: 01923 680729

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ROSS CRESCENT, WATFORD - £500,000

3 Bedroom Semi-Detatched









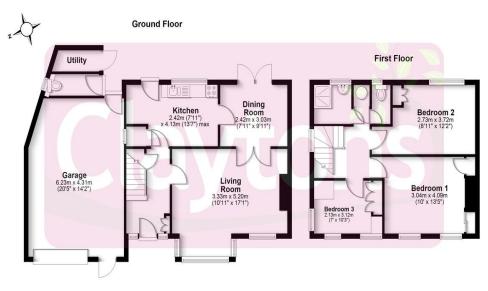
A great size three bedroom semi detached house with large garage located in a popular residential road in Garston.

Internally the property briefly comprises living room leading into dining room which in turns offers access into the fitted kitchen. On the first floor are three good sized bedrooms, a family shower room and a separate WC. Externally there is a rear garden with patio area leading to lawn and to the front driveway parking leading to a large garage.

The property is offered with no upper chain and an internal viewing is advised.

- Three bedrooms
- Semi detached
- Large garage
- Driveway parking
- Scope to extend (STPP)
- No upper chain





## Total area: approx. 118.2 sq. metres (1272.6 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY: NOT TO SCALE - The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - if My home Properly Marketing - Unauthorised reproduction prohibited.

Plan produces using Plantup.

## **☎** 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)82 (69-80)(55-68)(39-54)(21-38)G (1-20)Not energy efficient - higher running costs **EU Directive England & Wales** 2002/91/EC

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