

Tel: 01923 677755
Fax: 01923 680729

www.claytons.co.uk

Claytons 

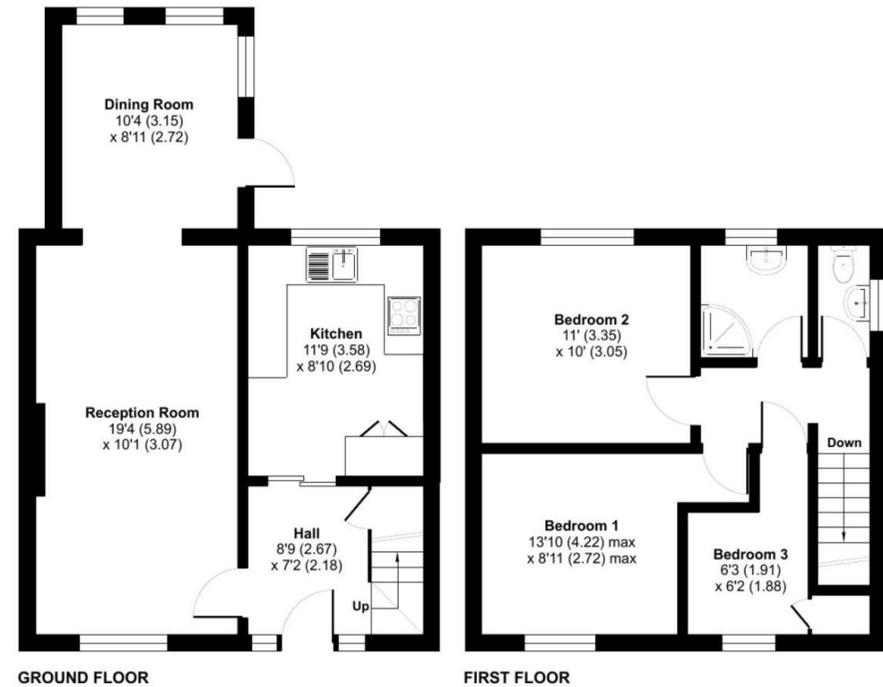


LEA BUSHES, WATFORD - £450,000
3 Bedroom Terraced house



A beautifully presented three-bedroom terrace house located in a popular residential road in Garston, Watford. This home has been fully refurbished and offers modern living throughout with plenty of scope to extend (STPP). On the ground floor you will find a spacious double aspect living/dining room and a modern kitchen. On the first floor are two double bedrooms with a further single. There is also a modern shower room with separate WC. There is a large rear garden ideal for entertaining in the coming summer months. Further benefits include Spanish tiled flooring with underfloor heating to the ground floor, new boiler and a full re-wire. Located within easy reach of both Watford North Station and Garston Station this home is ideal for commuters. It's also surrounded by excellent local schools, convenient shopping facilities and has easy access to the M1 and M25, making it perfect for both convenience and family living. Call now to book a viewing.

- Three bedrooms
- Bright, modern kitchen
- Lots of potential to extend (STPP)
- Large living/dining room
- Modern throughout
- No up chain



📞 VIEWING BY APPOINTMENT THROUGH CLAYTONS 01923 677755

FREE VALUATIONS & MARKETING ADVICE

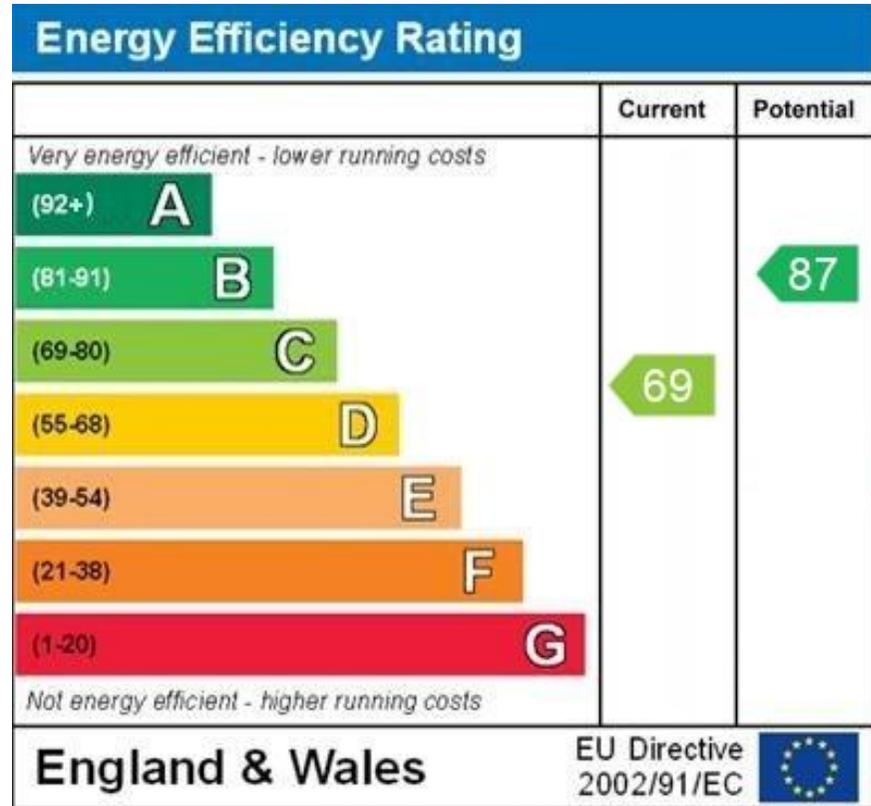
Can we assist you in the sale of your property? If your home is situated within the catchment area of one of our sales offices we would be pleased to offer you a free valuation and market appraisal, a service which we provide without obligation. Competitive fees are always available for both sole and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