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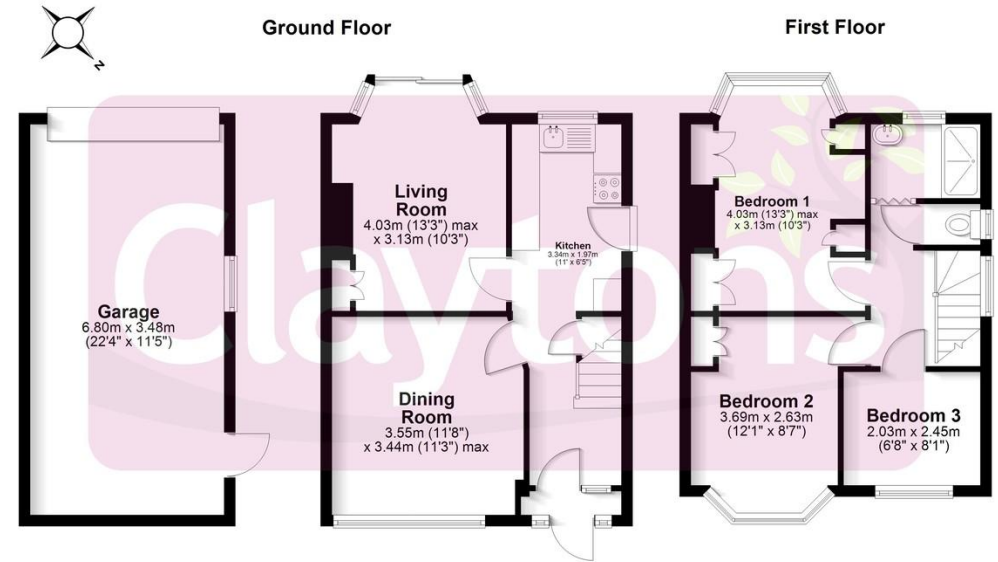


SHEEPCOT LANE, WATFORD – OFFERS IN EXCESS OF £450,000
3 Bedroom Semi-detached House



A three-bedroom semi-detached property which is ideally located for transport links including bus routes and both the M1 and M25 motorways, local shops and good schools. Internally the property briefly comprises front reception room, second reception room to rear with access into the garden and fitted kitchen to the ground floor. On the first floor you will find three bedrooms and a family bathroom. There is parking to the front for one car and a garage accessed via a service road to the rear. The rear garden is mainly laid to lawn with shrub borders, and the property is offered with no upper chain. Call now to book a viewing.

- Three bedrooms
- Family home
- Garage and parking
- Good size rear garden
- Potential to extend (STPP)
- No upper chain



Total area: approx. 96.3 sq. metres (1036.9 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 -
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 VIEWING BY APPOINTMENT THROUGH CLAYTONS 01923 677755

FREE VALUATIONS & MARKETING ADVICE

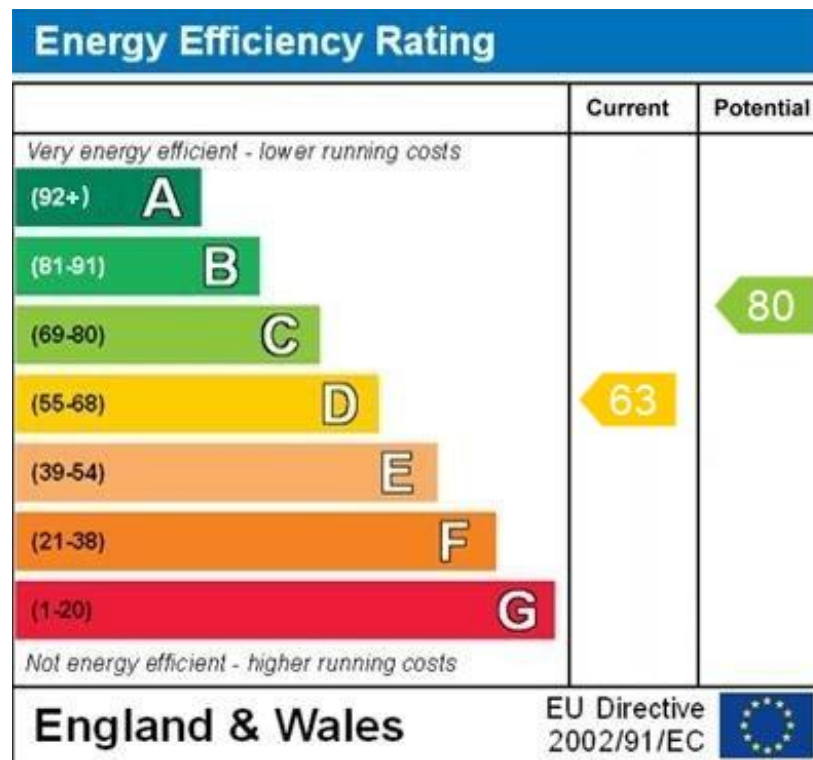
Can we assist you in the sale of your property? If your home is situated within the catchment area of one of our sales offices we would be pleased to offer you a free valuation and market appraisal, a service which we provide without obligation. Competitive fees are always available for both sole and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