

Tel: 01923 677755  
Fax: 01923 680729

[www.claytons.co.uk](http://www.claytons.co.uk)



**APPLETREE WALK, WATFORD - £300,000 OFFERS IN EXCESS OF  
1 Bedroom Mid Terraced House**



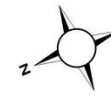


Located in a peaceful residential cul-de-sac in the ever-popular Appletree Walk, WD25, this beautifully presented one-bedroom house offers a rare opportunity to own a freehold property with no onward chain.

Perfectly suited for first-time buyers, downsizers, or buy-to-let investors, the home is move-in ready and boasts a bright, well-planned layout with a private feel throughout.

Appletree Walk is ideally situated for easy access to Watford, Garston, and Leavesden, with excellent transport links including Garston Station (National Rail) and quick access to the M1, M25, and A41. A range of local amenities, parks, and shopping options are nearby, including Watford town centre, Costco, Sainsbury's, and Woodside Leisure Park.

- Off-street Parking
- Freehold
- Chain-free
- Good Decorative Order
- Excellent Transport Links (Including to M1 & M25)
- Close To Garston Train Station



**Ground Floor**

**First Floor**



Total area: approx. 52.4 sq. metres (563.6 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 - © My Home Property Marketing - Unauthorised reproduction prohibited.  
Plan produced using PlanUp.□

 **VIEWING BY APPOINTMENT THROUGH CLAYTONS 01923 677755**

#### **FREE VALUATIONS & MARKETING ADVICE**

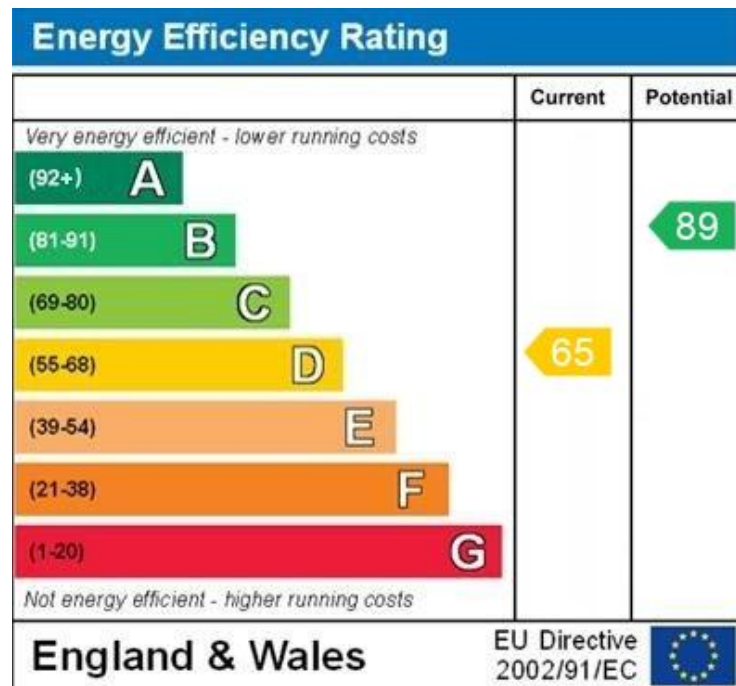
Can we assist you in the sale of your property? If your home is situated within the catchment area of one of our sales offices we would be pleased to offer you a free valuation and market appraisal, a service which we provide without obligation. Competitive fees are always available for both sole and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



WWW.EPC4U.COM