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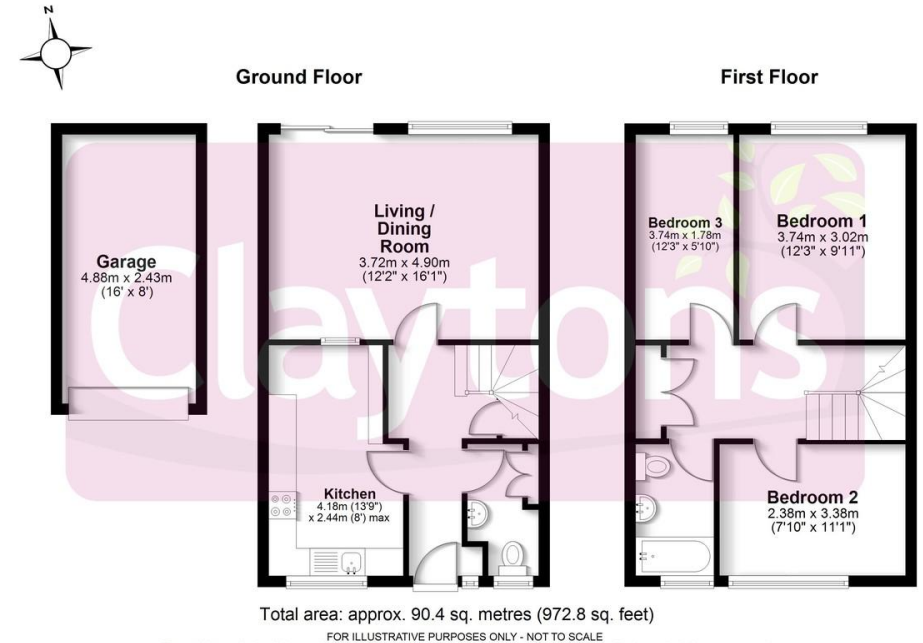


**ROTHER CLOSE, WATFORD – OFFERS IN EXCESS OF £450,000**  
**3 Bedroom Mid Terraced House**



Situated in a popular residential area of Garston, Watford, this well-presented three-bedroom terraced home offers comfortable and modern living throughout. The property is in good condition and would make an ideal home for families, first-time buyers, or investors alike. The ground floor features a modern fitted kitchen with ample storage, a living/dining room overlooking the rear garden and a guest's WC. Upstairs, there are three well-proportioned bedrooms and a family bathroom with a contemporary finish. Outside, the property benefits from a private rear garden, perfect for relaxing or entertaining, and a garage located in a separate block, providing secure parking or additional storage. Located close to local schools, shops, and transport links, including Watford North Station and easy access to the M1 and M25, this home combines convenience with a welcoming community feel. Call to book a viewing.

- Three bedrooms
- Popular location
- Garage
- Good condition throughout
- Guests WC
- Modern kitchen and Bathroom



 VIEWING BY APPOINTMENT THROUGH CLAYTONS 01923 677755

#### FREE VALUATIONS & MARKETING ADVICE

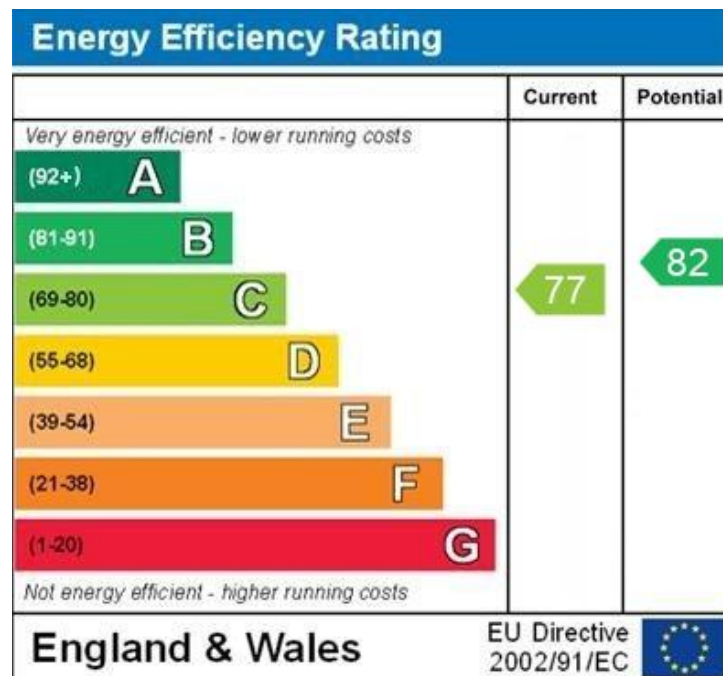
Can we assist you in the sale of your property? If your home is situated within the catchment area of one of our sales offices we would be pleased to offer you a free valuation and market appraisal, a service which we provide without obligation. Competitive fees are always available for both sole and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

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