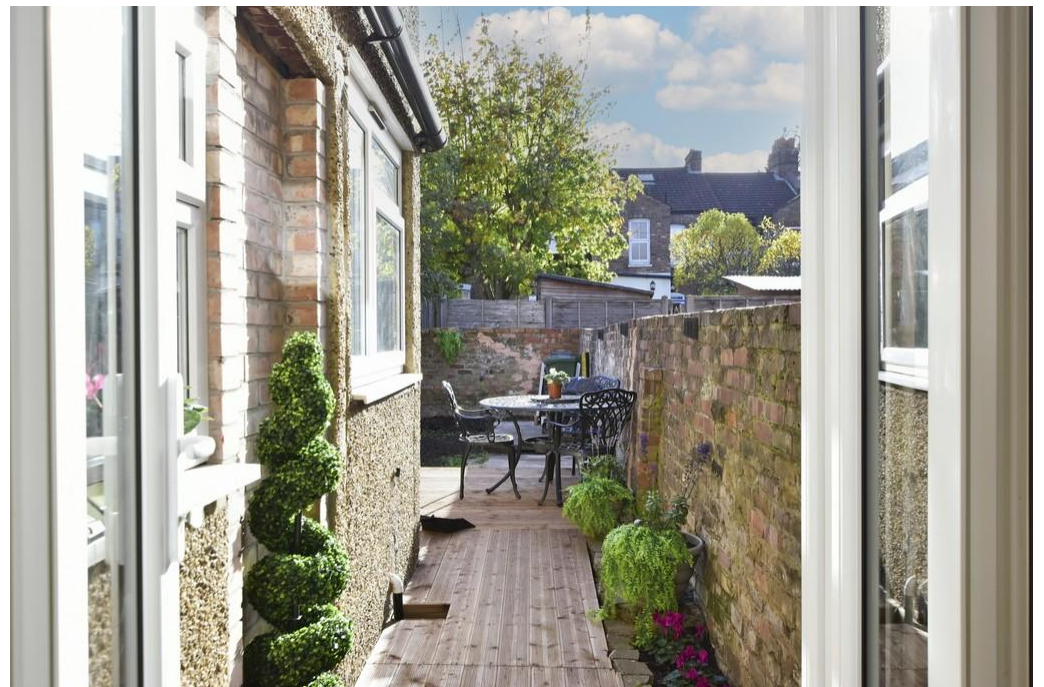


Tel: 01923 677755
Fax: 01923 680729

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BRUCE GROVE, WATFORD – OFFERS IN EXCESS OF £525,000
3 Bedroom Terraced House

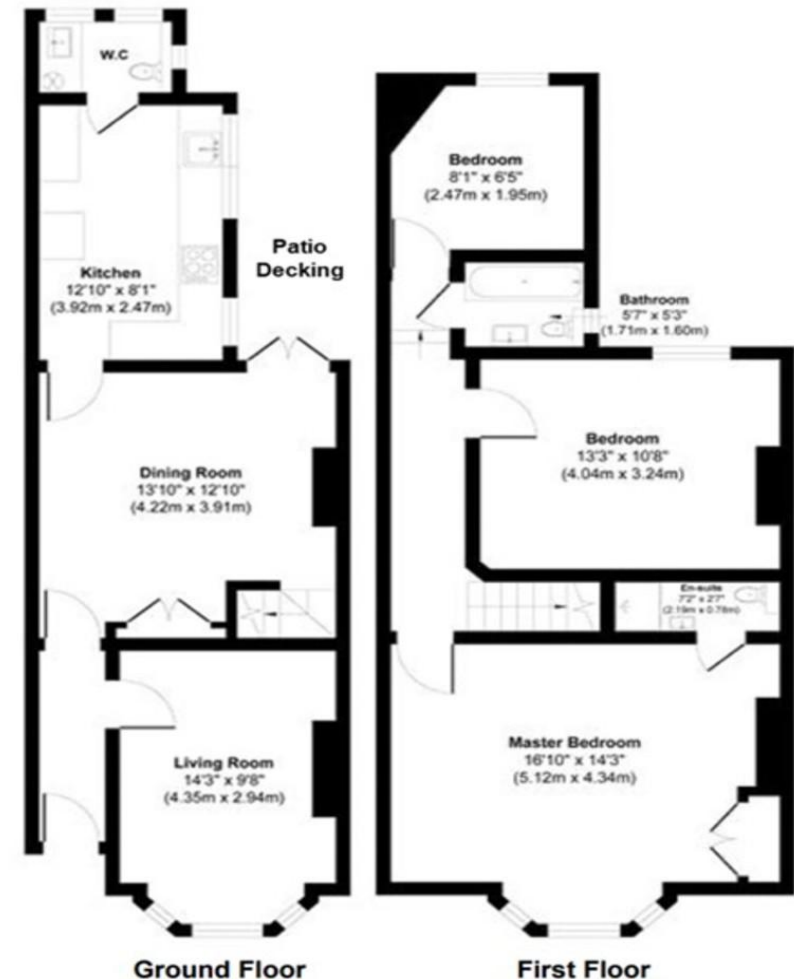


You will step into a world of refined living with this exquisite three-bedroom Victorian home, where period elegance meets contemporary comfort. Beautifully presented throughout, this exceptional property has been thoughtfully updated to create an inviting space perfectly suited to modern family life. Three spacious bedrooms, each designed with style and tranquility in mind, two beautifully appointed reception rooms, ideal for both formal entertaining and relaxed family living, a bespoke designer kitchen featuring premium MIELE appliances and elegant finishes, luxury bathroom showcasing contemporary fixtures and timeless design, landscaped garden providing a peaceful retreat for outdoor dining and relaxation. Located on a quiet residential street, close to Watford's shopping, supermarkets schools, cafés, and green parks. The house is within 10min walk to both Watford North & Watford Junction allowing access to London Euston in 20 min. By car:10 min access to M1 & M25

- 3 bedrooms including master with Ensuite
- 2 reception rooms
- State of the art kitchen
- 2 bathrooms
- 3 toilets and 1 washroom/laundry room
- French door opening on a wood patio decking leading to the nice back garden
- 2 parking resident permits
- Freehold and chain free



Bruce Grove, Watford WD24 4DR, Hertfordshire
Approx. Gross Internal Area 1060 sq.ft – 98.46 sq.m



 **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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