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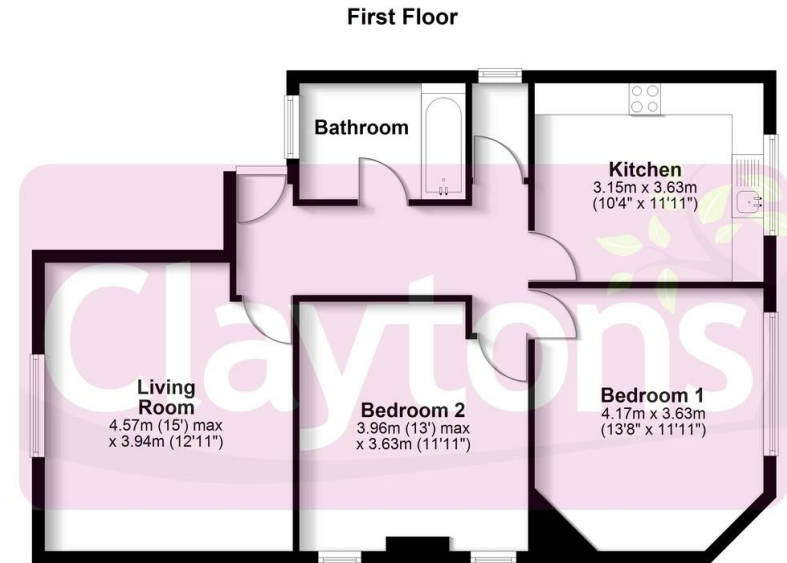


ST. ALBANS ROAD, WATFORD - £220,000
2 Bedroom Maisonette



Perfectly positioned in the sought-after area of Garston, Watford, this well-presented two double bedroom first-floor maisonette offers bright and spacious accommodation ideal for both first-time buyers and investors alike. The property also benefits from a private and rarely available roof terrace - perfect for the summer months! This maisonette features a private entrance and occupies the entirety of the first floor, a generous living/dining room, a fitted kitchen, and two well-proportioned double bedrooms, providing comfortable living throughout. Additional benefits include double glazing, gas central heating, and ample storage space. Situated within easy reach of local shops, schools, and transport links, including Garston and Watford North stations, as well as excellent road access via the M1, M25, and A41, this maisonette offers both convenience and comfort in a desirable residential location. With a long lease and no upper chain, this property represents a fantastic opportunity.

- Roof terrace
- Property occupies entire first floor
- Own private entrance
- Two double bedrooms
- Long lease
- Kitchen/breakfast room
- Close to local shops
- Ideal for investors



Total area: approx. 73.9 sq. metres (795.0 sq. feet)

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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

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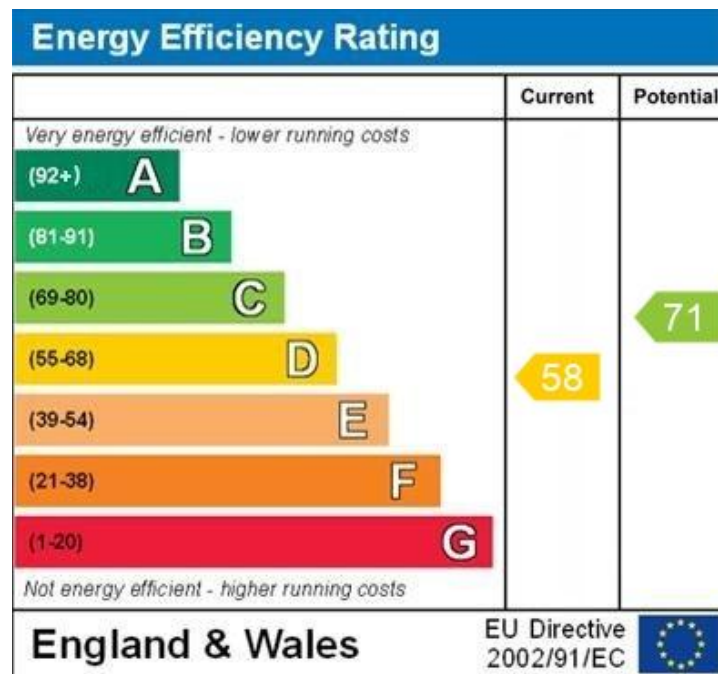
Can we assist you in the sale of your property? If your home is situated within the catchment area of one of our sales offices we would be pleased to offer you a free valuation and market appraisal, a service which we provide without obligation. Competitive fees are always available for both sole and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