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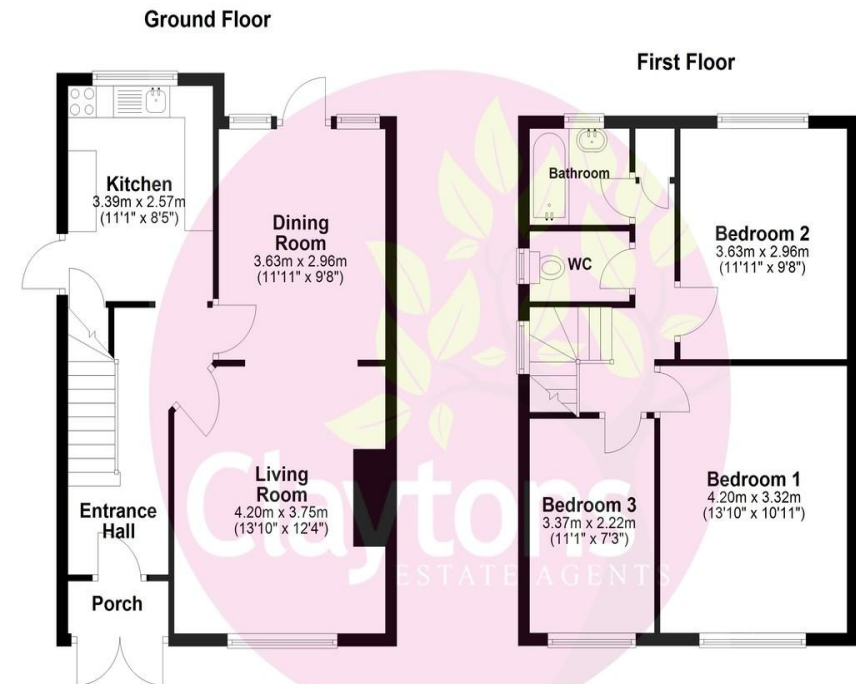


KENFORD CLOSE, WATFORD – OFFERS IN EXCESS OF £500,000
3 Bedroom Semi-Detached House



A fantastic opportunity to acquire this three-bedroom home located in the highly sought-after area of Garston, Watford. Offering excellent potential, the property is in need of some modernisation, making it ideal for buyers looking to put their own stamp on a home. The accommodation includes a bright and spacious living area, a good-sized kitchen, and three well-proportioned bedrooms. The property also benefits from a private rear garden and the possibility to reconfigure or extend (subject to planning), adding further value. Situated in a popular and well-established residential location, the home is within easy reach of reputable schools, local shops, parks, and excellent transport links including the M1, M25, and Watford North station. This is a rarely available opportunity in a desirable neighbourhood — perfect for first-time buyers, families, or investors seeking a project in a prime Garston setting.

- Three bedrooms
- Three good sized bedrooms
- Scope to extend (STPP)
- Own garden
- Good location
- No upper chain



Total area: approx. 91.1 sq. metres (980.9 sq. feet)

Whilst every effort has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
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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.

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