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FIRST AVENUE, WATFORD – OFFERS IN EXCESS OF £550,000
3 Bedroom Semi-Detached House

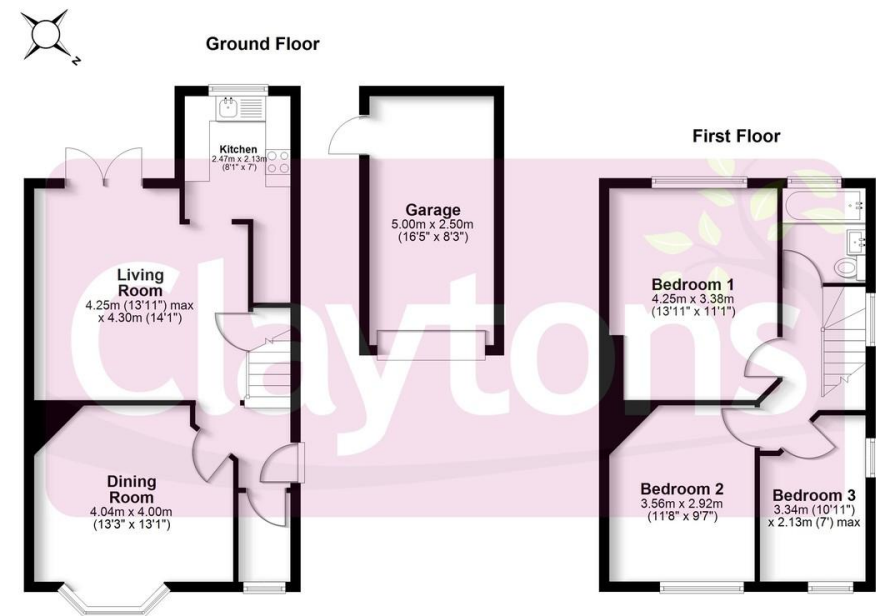


Welcome to this beautifully presented three-bedroom semi-detached family home, perfectly situated on the ever-popular First Avenue in WD25. Combining classic charm with modern comfort, this property offers bright and spacious living areas, an attractive rear garden, and excellent transport links – ideal for families and professionals alike.

As you enter the property, you are greeted by a welcoming hallway that leads to a bright and airy through lounge and dining area, perfect for family gatherings or entertaining guests. The modern fitted kitchen provides ample storage and workspace, complete with integrated appliances, and overlooks the rear garden.

Upstairs, the home offers three well-proportioned bedrooms, two of which are generous doubles, along with a contemporary family bathroom finished to a high standard. Every room is filled with natural light, creating a warm and comfortable atmosphere throughout.

- Off-Street Parking
- Excellent Decorative-Order
- Two Reception Rooms
- Potential To Extend STPP (Subject To Planning Permission)
- Excellent Transport Links (Including To M1 & M25)
- Good-Sized Rear Garden
- Sought After Location
- Close To Schools



Total area: approx. 98.1 sq. metres (1055.6 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE



 **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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