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**NORTH WESTERN AVENUE, WATFORD - £375,000**  
**3 Bedroom Semi-Detached House**





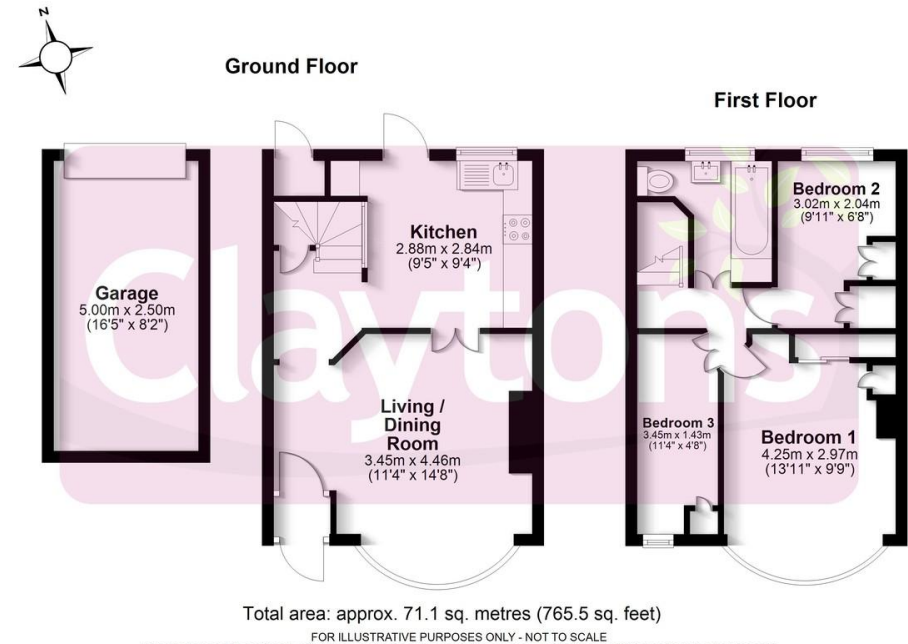


A fantastic opportunity to acquire this 2/3-bedroom semi-detached home in the highly sought-after WD25 area. Offered with huge potential, the property requires modernisation throughout—perfect for buyers looking to put their own stamp on a home or investors seeking a project in a popular location.

The ground floor features a bright front reception room and a kitchen with access to the rear garden. Upstairs offers two double bedrooms with a third single bedroom and a family bathroom. Outside, the property boasts a private rear garden, a garage, and additional parking to the rear, providing excellent practicality and storage options.

Located close to local shops, schools, transport links, and within easy reach of Leavesden attractions including the Warner Bros. Studio Tour, this home offers both convenience and great future potential.

- Semi detached house
- Two/Three bedrooms
- In need of modernisation
- Garage and parking
- Scope to extend STPP
- No upper chain



 **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.**

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