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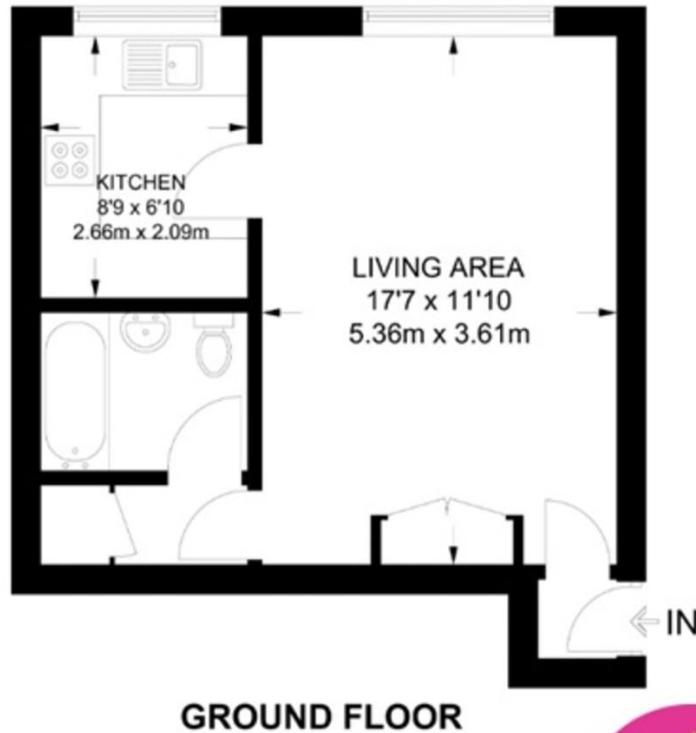
**RAVENS CROFT, WATFORD - £150,000 OFFERS IN EXCESS OF
1 Bedroom Studio**



This ground floor studio maisonette boasts allocated off-street parking for one car and plenty of additional visitors parking. This property is within walking distance to Garston Train Station and is also in close proximity to links to the M1 & M25.

This property is an ideal choice for first-time buyers, downsizers, or investors seeking a low-maintenance home in a highly sought-after location.

- Ground Floor
- Allocated Off-street Parking
- Own Private Entrance
- Walking Distance to Garston Train Station
- Excellent Transport Links (Including to M1 & M25)
- Close To Local Shops



GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA
342.5 SQ FT / 31.8 SQ M

This plan has been drawn for illustrative and identification purposes only.



 **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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