

Tel: 01923 677755
Fax: 01923 680729

www.claytons.co.uk

Claytons 



AURORA CLOSE, WATFORD - £600,000
4 Bedroom Semi-detached House



Charming 4 bed semi-detached house set on a private road, backing onto woodland and benefitting from conservatory, solar panels with Battery System, garden office and off street parking with EV charging point.

The ground floor contains; good sized modern kitchen, WC, spacious living room and conservatory.

The first floor contains; large double bedroom with en suite shower room, family bathroom and second large double bedroom.

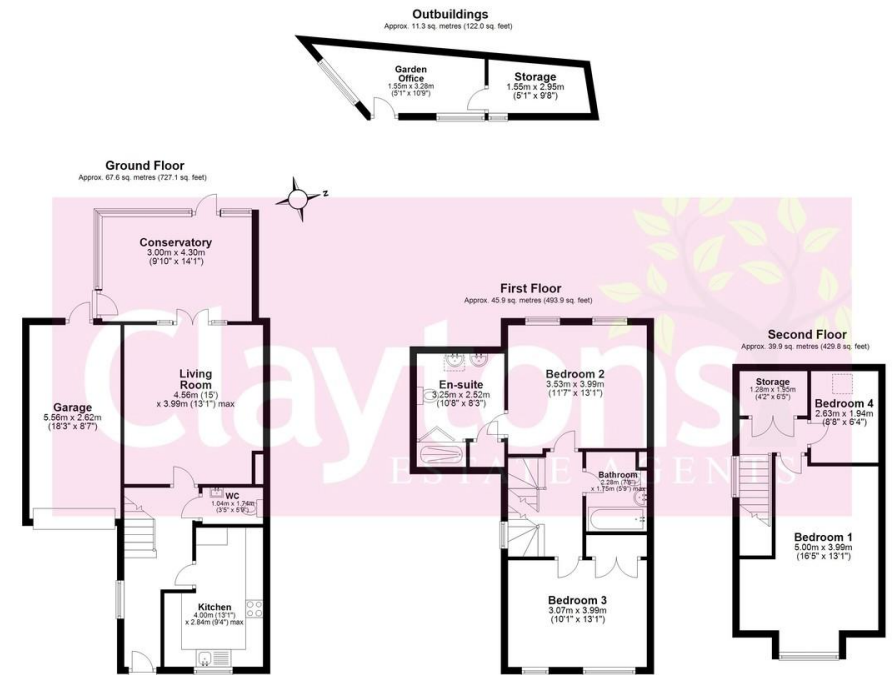
The second floor contains; large double bedroom and additional 4th bedroom.

To the rear is a low maintenance garden with side access, decked area and garden office with additional storage room.

To the front there is a single garage and off street parking for multiple cars.

- 4 bed semi-detached house
- 3 double bedrooms (1 en suite)
- Large living room
- Modern Kitchen
- Conservatory
- Set on a private road
- Downstairs toilet
- Solar Panels and EV Charge Point

Due to its brilliant location, the house is in close proximity to excellent schools, has easy access to the major road links of the M1 & M25 and is only a short distance to all local amenities.



 **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.

%epcGraph_c_1_434%

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.

Claytons & Hayes Ltd • Registered in England No. 2655243 • Registered Office: 4 Garston Park Parade, Garston, Watford, Herts WD25 9LQ • vat No. 579331903

See all our properties at www.claytons.co.uk