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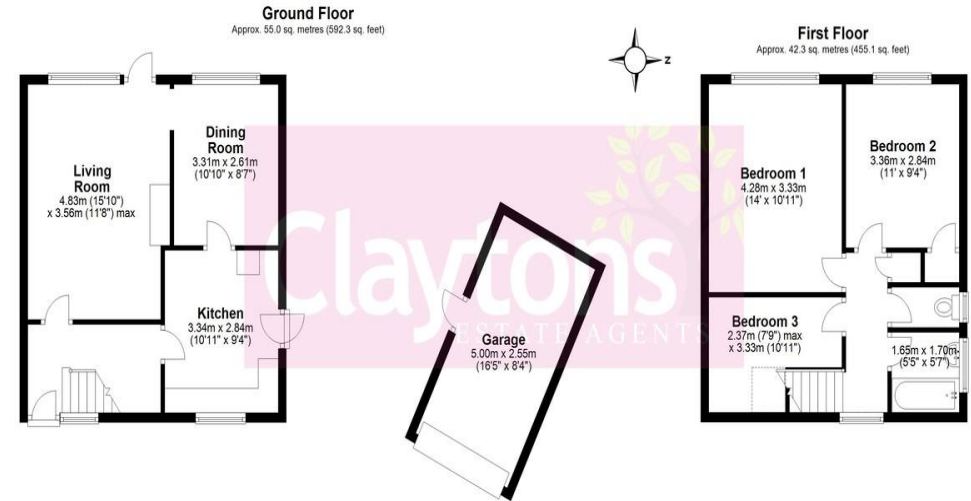
**MALLARD WAY, WATFORD - £550,000 OFFERS IN EXCESS OF
3 Bedroom Semi-Detached House**



LARGE PLOT. This recently refurbished three bedroom property with plenty of scope to extend (STPP). This property has just been the subject of a full refurbishment and an internal viewing is highly advised. Located on a popular residential road in Garston and benefitting from a garage with own driveway, large garden and three bedrooms make this an ideal home for a growing family. On the ground floor you will find a lounge, dining room and modern kitchen. On the first floor are three bedrooms and a shower room with separate WC.

As an added benefit the property is to be offered with no upper chain. Call now to book a viewing.

- Three bedrooms
- Garage and driveway
- Recently refurbished
- Large corner plot
- Plenty of scope to extend (STPP)
- No upper chain



Total area: approx. 97.3 sq. metres (1047.5 sq. feet)

Claytons Estate Agents has produced this floor plan for information and guidance only. We endeavour to provide reliable and accurate Sales particulars but they should not be relied upon.
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.

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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