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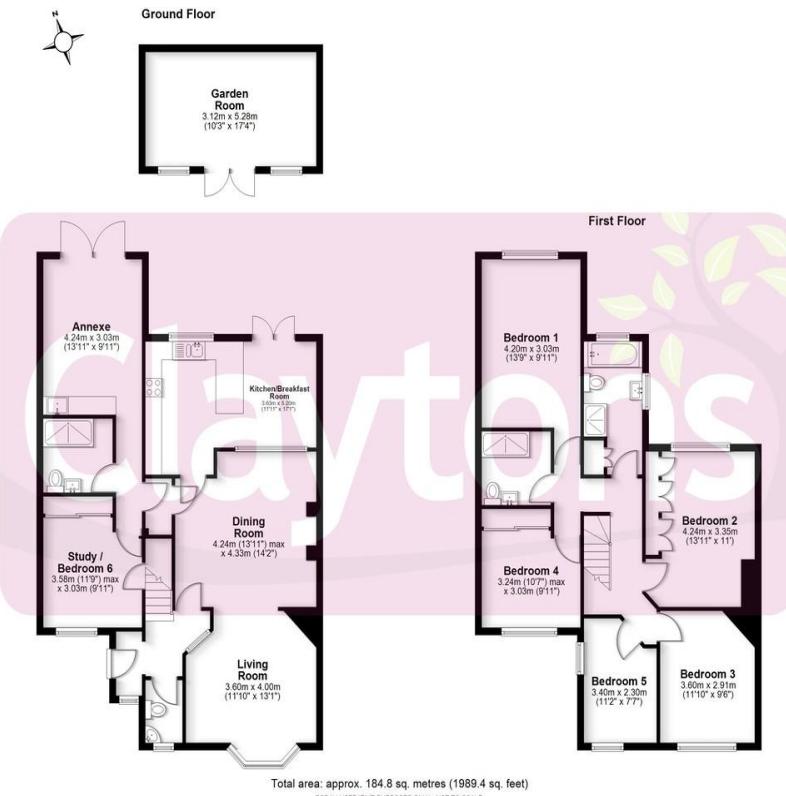


FIRST AVENUE, WATFORD – OFFERS IN EXCESS OF £750,000
5 Bedroom Semi-Detached House



Spacious and versatile, this attractive 5–6 bedroom semi-detached home is set in a popular Garston location in Watford, offering generous accommodation and the added benefit of a self-contained annex — ideal for extended family, guests, work-from-home space or potential rental income (subject to consents). The main house features well-proportioned living areas, including a living/dining room. The modern fitted kitchen provides plenty of storage and worktop space, with direct access to the garden. Upstairs, you'll find five good-sized bedrooms, along with a family bathroom and additional shower/WC facilities, making this a practical home for larger or growing families. The annex offers its own entrance off the hallway and includes a bedroom, kitchenette with living area and shower room. Outside, the property enjoys a private rear garden, perfect for relaxing and entertaining, plus driveway parking to the front. Located close to schools, transport links and shops.

- 5–6 Bedrooms
- Annex
- Good condition throughout
- Great family home
- Parking
- Three bathrooms



 **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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