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WESTLEA AVENUE, WATFORD - £570,000
3 Bedroom Semi-Detached House

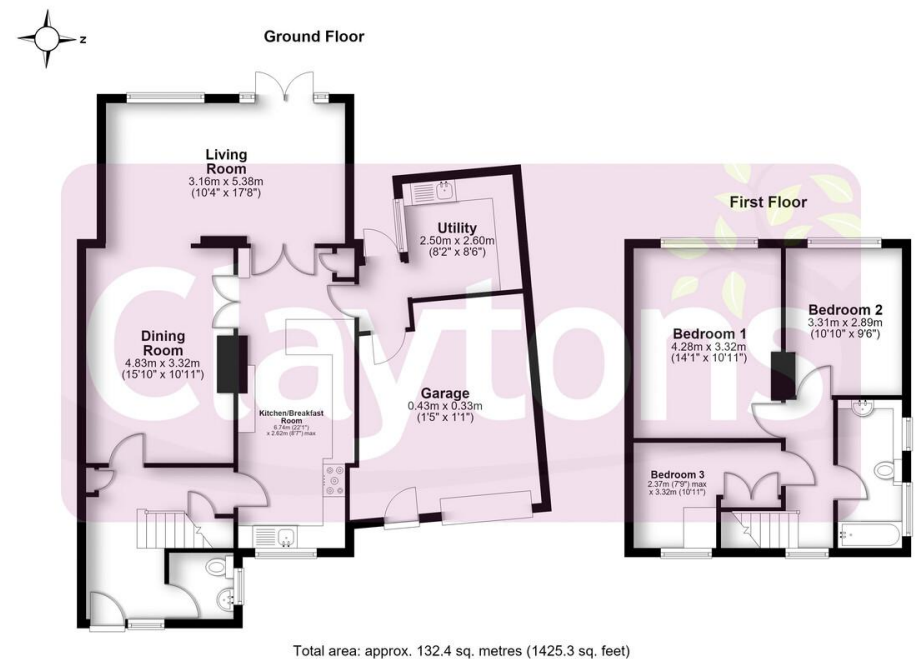


A well-presented and substantially extended three bedroom semi-detached family home situated in a popular residential area of Watford. The property offers spacious and versatile accommodation throughout, making it an ideal choice for families or buyers looking for additional living space.

The ground floor comprises a welcoming entrance hall, a bright and comfortable living room and an extended open-plan kitchen/dining area providing an excellent space for both everyday family life and entertaining. The extension creates a particularly generous footprint and offers the potential for a range of uses depending on the purchaser's requirements. There is also access to the rear garden.

To the first floor are three well-proportioned bedrooms along with a family bathroom. The accommodation provides plenty of flexibility, with the third bedroom also suitable for use as a home office, nursery or dressing room.

- No Upper Chain
- Excellent Transport Links (Including Links To M1 & M25)
- Integral Garage
- Walking Distance To Garston Train Station
- Driveway
- Close To Schools (Including Parmiter's School))
- Extended
- Freehold



 VIEWING BY APPOINTMENT THROUGH CLAYTONS 01923 677755

FREE VALUATIONS & MARKETING ADVICE

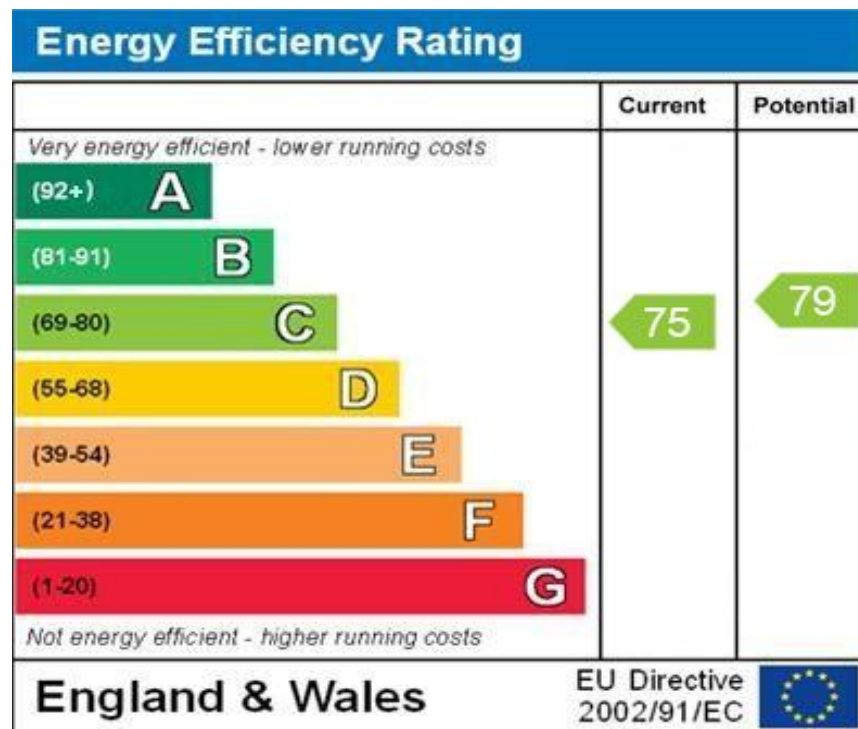
Can we assist you in the sale of your property? If your home is situated within the catchment area of one of our sales offices we would be pleased to offer you a free valuation and market appraisal, a service which we provide without obligation. Competitive fees are always available for both sole and 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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