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Claytons 



**CHERRY TREE ROAD, WATFORD - £250,000**  
**1 Bedroom Maisonette**



A well-maintained and spacious one double bedroom first floor maisonette, presented in good condition throughout and ideally suited to first-time buyers, downsizers, or investors alike. The property offers bright and comfortable accommodation, including a generous living room, fitted kitchen, modern bathroom, and a good-sized double bedroom. Further benefits include share of freehold, allocated parking, and the rare advantage of an own private garden, perfect for outdoor enjoyment and entertaining. Conveniently located close to local amenities and transport links, this attractive maisonette combines practical living with excellent long-term appeal. The property is also to be offered with No Upper Chain.

Call now to book a viewing.

- One double bedroom
- First floor maisonette
- Own private garden
- Share of freehold
- Great condition
- No upper chain



Total area: approx. 44.5 sq. metres (479.0 sq. feet)

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The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - © My Home Property Marketing - Unauthorised reproduction prohibited.  
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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		