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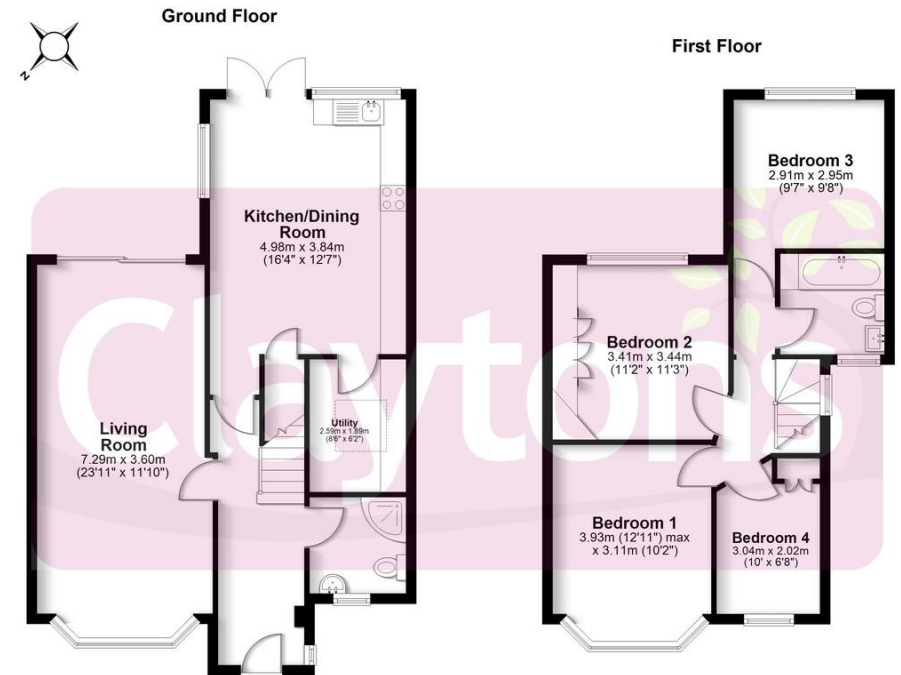


**WESTLEA AVENUE, WATFORD - £570,000**  
**4 Bedroom Semi-Detached House**



No Upper Chain\*\* A great example of a four-bedroom semi-detached house which has been extended to provide a fantastic family home. Internally the property briefly comprises double aspect living room, kitchen/dining room, utility room and shower room all on the ground floor. On the first floor you will find four good sized bedrooms and a family bathroom. There is a well-kept rear garden with patio area leading to lawn and parking to the front for one car. Within easy reach you will find transport links including the M1, local shops and schools. Call now to book a viewing.

- No Upper Chain
- Four bedrooms
- Two bathrooms
- Kitchen/dining room
- Parking
- Well-kept garden
- Extended



Total area: approx. 111.4 sq. metres (1199.4 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 Clayton's 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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