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GARSTON CRESCENT, WATFORD - £500,000
3 Bedroom Semi-detached House



A well-proportioned three bedroom semi-detached house situated on the popular Garston Crescent in Watford. The property offers spacious and versatile accommodation arranged over two floors, making an ideal home for families and first-time buyers alike.

The ground floor comprises a welcoming entrance hall, a comfortable reception room and a separate kitchen providing access to the rear of the property. There is also the added benefit of a downstairs shower room.

To the first floor are three bedrooms, with bedroom two benefiting from its own WC, alongside two further bedrooms offering flexibility for family living, guests or home working.

Externally, the property benefits from a rear garden providing a private outdoor space, with further potential for landscaping or entertaining. The property is situated within easy reach of a range of local amenities, schools and transport links, whilst Watford town centre is also readily accessible.

- Off-Street Parking (Detached Garage & Driveway For Multiple Vehides)
- Excellent Transport Links (Including Links To M1 & M25)
- Potential To Extend STPP (Subject To Planning Permission)
- Walking Distance To Garston Train Station
- Downstairs Family Shower Room & Upstairs W/C To Bedroom Two
- Two Reception Rooms
- Private Rear Garden
- Chain-Free Semi-Detached House



Total area: approx. 93.6 sq. metres (1007.1 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE



 **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.

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