

Tel: 01923 677755  
Fax: 01923 680729

[www.claytons.co.uk](http://www.claytons.co.uk)

Claytons 



**FIRST AVENUE, WATFORD - £350,000 OFFERS OVER  
2 Bedroom Ground Floor Maisonette**



Situated within the popular Biddenham Court development on First Avenue, this well-presented two-bedroom ground floor maisonette offers comfortable and practical living accommodation, ideally suited to first-time buyers, downsizers, or investors.

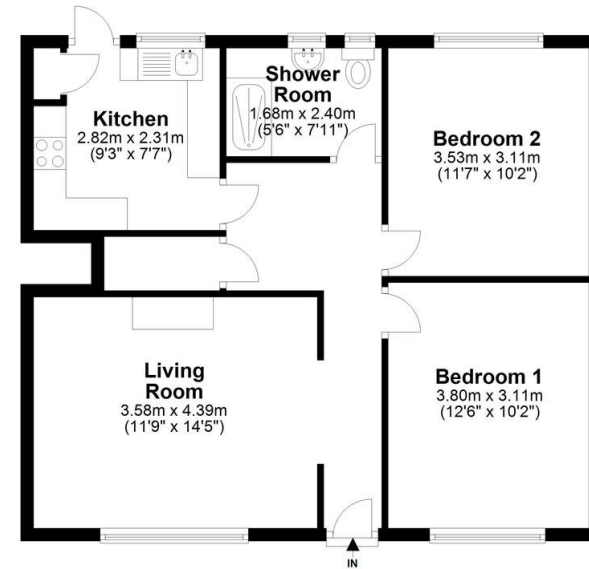
The property comprises a bright and spacious reception room, creating an inviting space for both relaxing and entertaining, alongside a fitted kitchen offering ample storage and workspace. There are two well-proportioned bedrooms and a modern bathroom, all presented in good order throughout.

Occupying a convenient ground floor position, the maisonette provides easy access and a versatile layout, while the surrounding development benefits from well-maintained communal areas and residents' parking.

Biddenham Court is conveniently located close to a range of local amenities, including shops, schools, parks, and leisure facilities. Watford town centre and Watford Junction Station are both easily accessible.

- Long Lease (950 Years Remaining)
- Off-Street Parking (Driveway For Two Vehicles)
- Direct Access To Private Rear Garden
- Ground Floor
- Excellent Transport Links (Including To M1 & M25)
- Walking Distance To Garston Train Station
- Excellent Decorative Order
- Two Double Bedrooms

**Ground Floor**  
Approx. 62.8 sq. metres (675.5 sq. feet)



Total area: approx. 62.8 sq. metres (675.5 sq. feet)



 VIEWING BY APPOINTMENT THROUGH CLAYTONS 01923 677755

### FREE VALUATIONS & MARKETING ADVICE

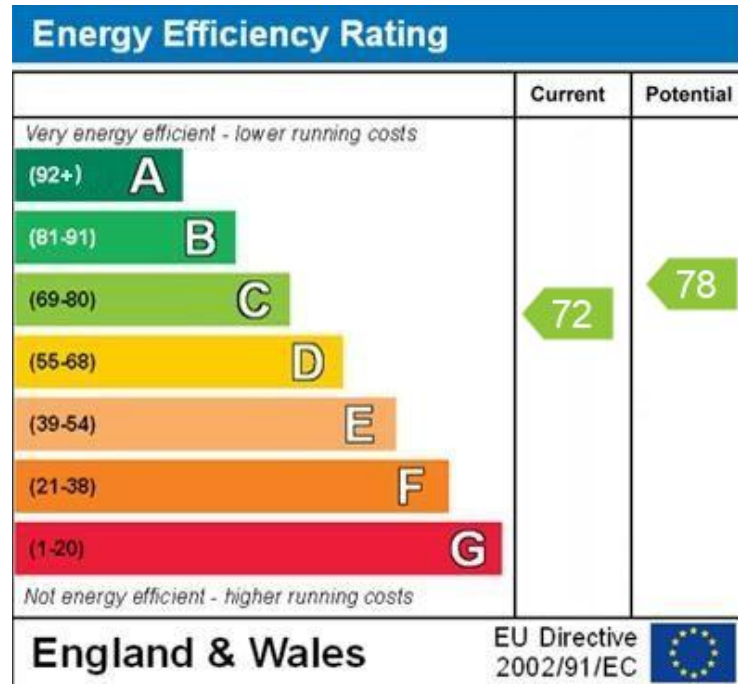
Can we assist you in the sale of your property? If your home is situated within the catchment area of one of our sales offices we would be pleased to offer you a free valuation and market appraisal, a service which we provide without obligation. Competitive fees are always available for both sole and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

Claytons & Hayes Ltd • Registered in England No. 2655243 • Registered Office: 4 Garston Park Parade, Garston, Watford, Herts WD25 9LQ • vat No. 579331903

See all our properties at [www.claytons.co.uk](http://www.claytons.co.uk)



WWW.EPC4U.COM