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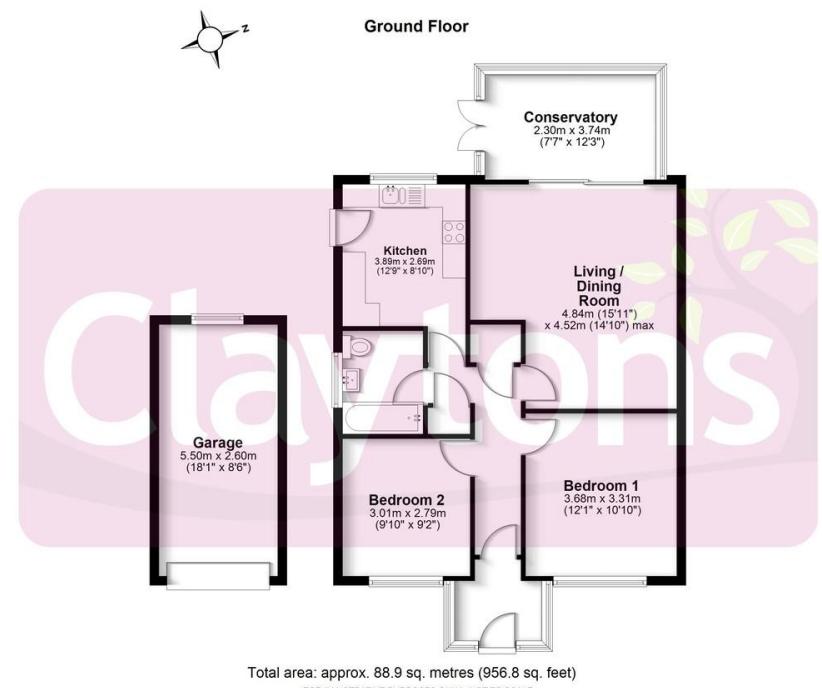


LAVINIA AVENUE, WATFORD - £535,000
2 Bedroom Semi-Detached Bungalow



This BEAUTIFULLY REFURBISHED two-bedroom semi-detached bungalow has been finished to a high standard throughout and is ready for IMMEDIATE OCCUPATION. The property has undergone a comprehensive renovation, including a BRAND-NEW contemporary KITCHEN and modern BATHROOM, full re-wiring, and the installation of a NEW COMBINATION BOILER and HEATING SYSTEM. Accommodation is well laid out and includes a bright and spacious living area, two well-proportioned bedrooms, and stylish, newly fitted fixtures and finishes throughout. The refurbishment combines modern comfort with practical living, making this an ideal home for downsizers, first-time buyers, or those seeking single-level living with no work required. Early viewing is highly recommended to fully appreciate the quality of finish on offer.

- Full refurbishment throughout
- Fully re-wired
- Newly-Installed Combination Boiler
- Garage
- Great location
- No upper chain
- Rear garden



 **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.

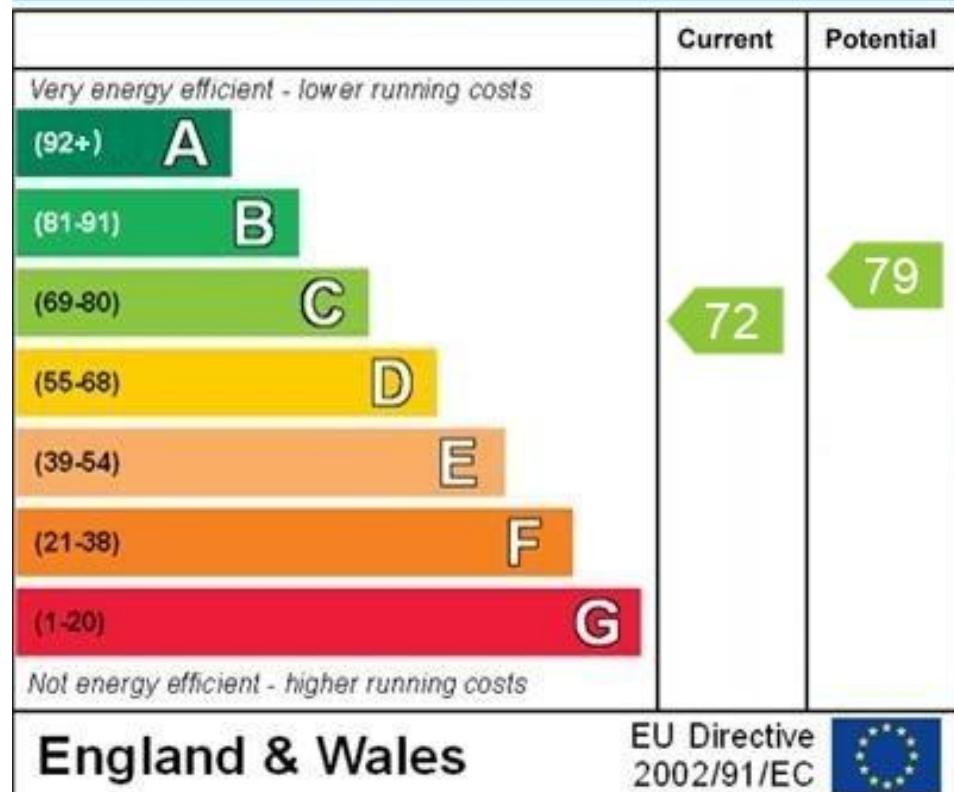
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Energy Efficiency Rating



Not energy efficient - higher running costs

EU Directive 2002/91/EC



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