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**FULLERS AVENUE, WATFORD - £750,000**  
**4 Bedroom Detached House**



Situated on the highly sought-after Fullers Avenue, this impressive four-bedroom detached residence offers spacious and versatile accommodation perfectly suited to modern family living.

Beautifully presented throughout, the property welcomes you with a bright and inviting entrance hall leading into a generous lounge, ideal for both relaxing and entertaining. The heart of the home is the contemporary kitchen and dining area, thoughtfully designed with ample workspace, fitted units, and direct access to the rear garden, creating an excellent setting for family life and social occasions alike.

Externally, the property benefits from a private rear garden, ideal for outdoor dining and entertaining, together with off-street parking and garage/storage options. The home enjoys a peaceful residential setting while remaining conveniently close to highly regarded schools, local amenities, parks, and excellent transport links including Watford Junction station, the M1, and the M25.

- No Upper Chain
- Excellent Decorative-Order
- Downstairs W/C
- Family Bathroom & En-suite
- Excellent Transport Links (Including To M1 & M25)
- Close To Schools (Including Parmiter's School))
- Sought After Location
- Off-Street Parking (Driveway & Garage)



Total area: approx. 142.8 sq. metres (1536.7 sq. feet)



 VIEWING BY APPOINTMENT THROUGH CLAYTONS 01923 677755

#### FREE VALUATIONS & MARKETING ADVICE

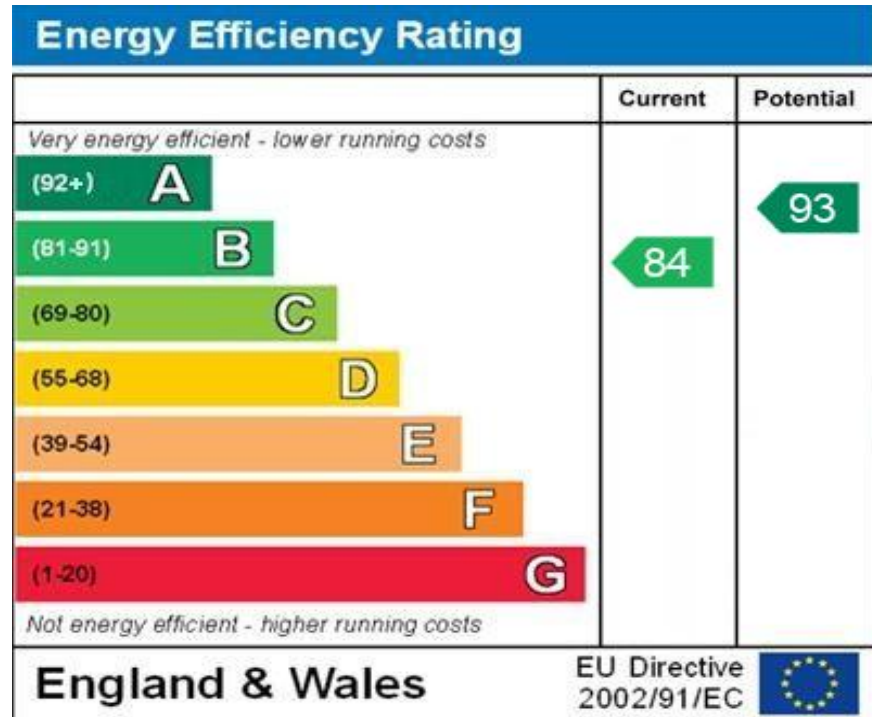
Can we assist you in the sale of your property? If your home is situated within the catchment area of one of our sales offices we would be pleased to offer you a free valuation and market appraisal, a service which we provide without obligation. Competitive fees are always available for both sole and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

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