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**FIFTH AVENUE, WATFORD - £450,000 OFFERS IN EXCESS OF  
3 Bedroom Semi-Detached House**



Located on the sought-after Fifth Avenue in Watford, this attractive three-bedroom semi-detached home presents an excellent opportunity for families, first-time buyers, and those seeking additional living space in a well-connected residential setting.

The property offers bright and well-proportioned accommodation throughout, creating a comfortable and practical home for modern living. Upon entering, a welcoming hallway leads to a spacious reception area that provides an ideal space for both relaxing and entertaining. The kitchen is well appointed with a range of fitted units and ample worktop space, serving as the heart of the home and offering direct access to the rear garden.

The first floor comprises three generously sized bedrooms, each offering flexibility for family living, guest accommodation, or home working. A family bathroom serves the upper floor and is conveniently positioned to all bedrooms.



Total area: approx. 100.1 sq. metres (1077.6 sq. feet)

Whilst every effort has been made to ensure the accuracy of this floor plan, measurements are approximate and no responsibility is taken for any errors. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. ©Property Pot. Produced on behalf of Clayton's Estate Agents. Plan produced using PlanUp.

- No Upper Chain
- Excellent Transport Links (Including Links To M1 & M25)
- Potential To Extend STPP (Subject To Planning Permission)
- Walking Distance To Garston Train Station
- Semi-Detached
- Close To Schools
- Freehold
- Study



 VIEWING BY APPOINTMENT THROUGH CLAYTONS 01923 677755

#### FREE VALUATIONS & MARKETING ADVICE

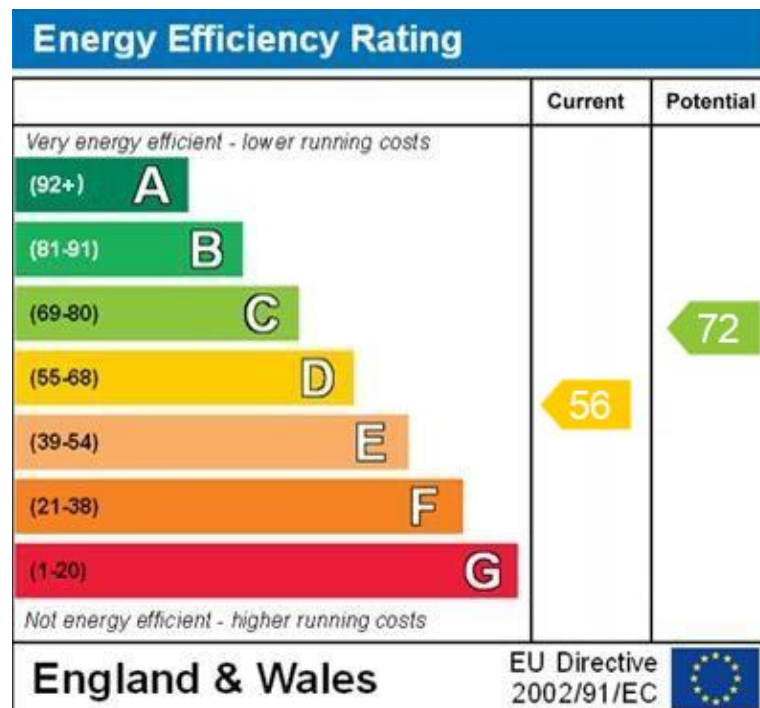
Can we assist you in the sale of your property? If your home is situated within the catchment area of one of our sales offices we would be pleased to offer you a free valuation and market appraisal, a service which we provide without obligation. Competitive fees are always available for both sole and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