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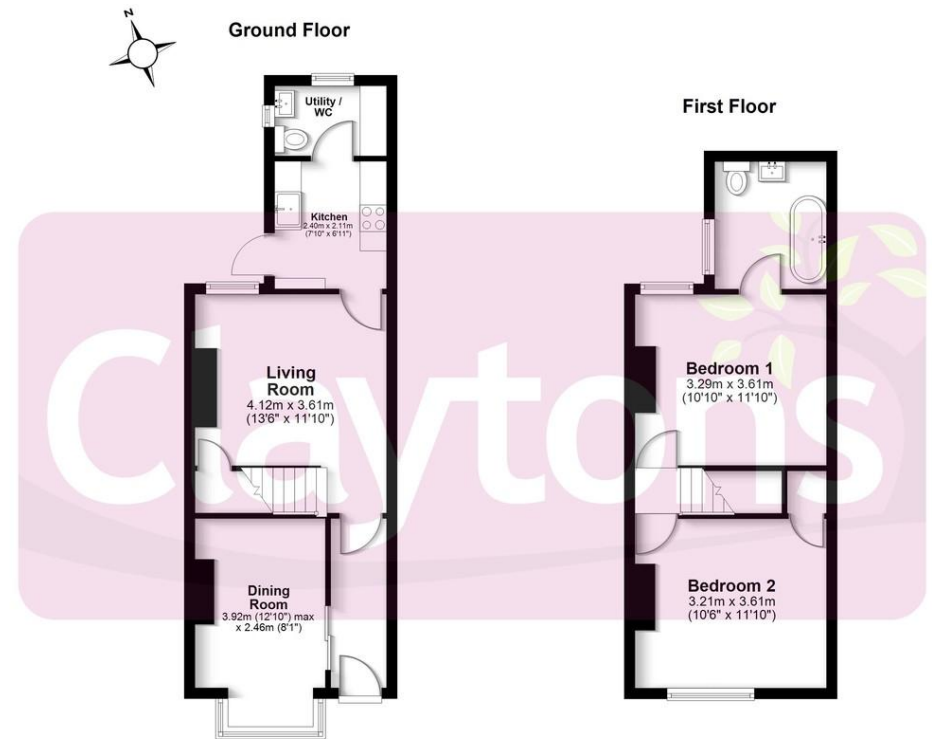


**REGENT STREET, WATFORD - £400,000 OFFERS IN EXCESS OF
2 Bedroom Mid Terraced House**



This charming two-bedroom Victorian terraced home beautifully combines period character with practical modern living. Set over two floors, the property offers well-proportioned rooms, original features, and a thoughtfully designed layout ideal for both everyday living and entertaining. The ground floor welcomes you with a front room, separate dining room and a modern kitchen to the rear. A utility room provides additional storage and includes a guest's WC. Upstairs, the property features two generously sized bedrooms, both filled with natural light, along with a well-appointed family bathroom of bedroom one. Outside, the home benefits from a private rear garden — perfect for relaxing, gardening, or outdoor dining. Located within easy reach of local amenities, transport links, and green spaces, this delightful Victorian terrace offers character, comfort, and convenience in equal measure.

- Two double bedrooms
- Two reception rooms
- Good condition throughout
- Private rear garden
- Period property
- Great location



Total area: approx. 67.9 sq. metres (731.0 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - © My Home Property Marketing - Unauthorised reproduction prohibited.
Plan produced using PlanUp. □

 VIEWING BY APPOINTMENT THROUGH CLAYTONS 01923 677755

FREE VALUATIONS & MARKETING ADVICE

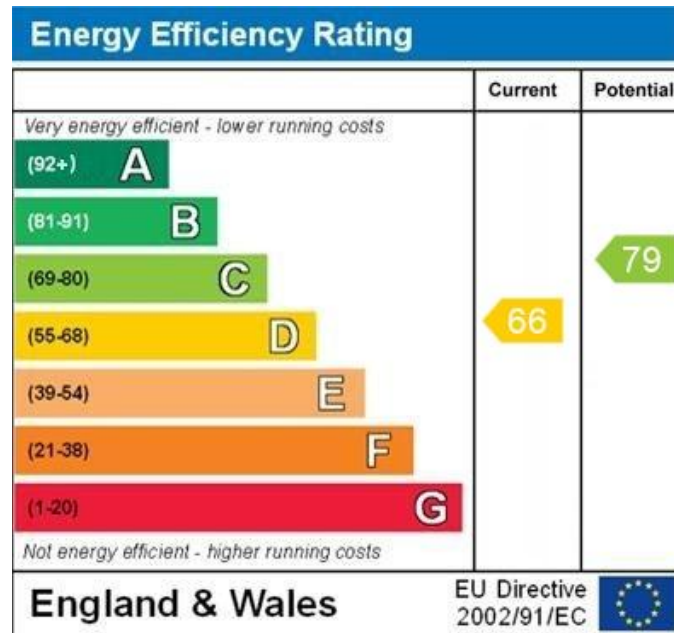
Can we assist you in the sale of your property? If your home is situated within the catchment area of one of our sales offices we would be pleased to offer you a free valuation and market appraisal, a service which we provide without obligation. Competitive fees are always available for both sole and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