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**Claytons**



**GARSTON LANE, WATFORD - £500,000 OFFERS IN EXCESS OF  
3 Bedroom Semi-detached House**



A beautifully presented and modern three-bedroom semi-detached home situated in the popular area of Garston, Watford. This stylish property offers bright, contemporary living spaces and is perfect for families, professionals, or anyone seeking a well-connected yet peaceful location. On the ground floor, you'll find a spacious living/dining room filled with natural light, with a modern fitted kitchen to the rear. Bi-fold doors from the dining area open onto a neatly landscaped rear garden, providing a perfect setting for outdoor dining and relaxation. Upstairs, the home features three well-proportioned bedrooms, including a modern family bathroom. Further benefits include off-street parking and excellent transport links. The property is conveniently located for local schools, shops, parks, and access to major routes including the M1, M25, and Watford North station.

- Three bedrooms
- Family home
- Stunning condition
- Electric car charging point
- Off street parking
- Great location
- Scope to extend (STPP)



Total area: approx. 76.4 sq. metres (822.8 sq. feet)

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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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