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**HERONSLEA, WATFORD - £375,000**  
**3 Bedroom Maisonette**



This well-presented three-bedroom duplex maisonette offers generous living space, modern comforts, and the added benefit of a share of freehold, making it an ideal home for families, professionals, or investors alike.

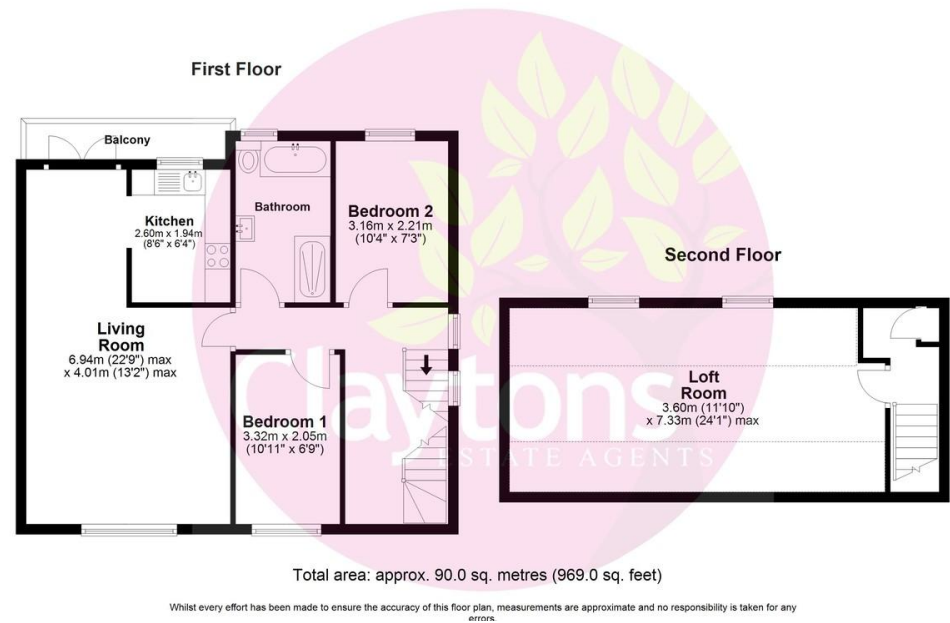
Arranged over two floors, the property boasts a well-proportioned layout designed for both comfort and practicality, with access to a private balcony that is perfect for enjoying a morning coffee or unwinding in the evening.

Externally, the property benefits from a private driveway providing off-street parking for two cars, a rare and valuable feature in this location. The share of freehold further enhances the appeal, offering greater control and long-term peace of mind.

Conveniently located close to local amenities, well-regarded schools, and excellent transport links, the property combines suburban tranquillity with easy access to Watford town centre and surrounding areas.

Early viewing is highly recommended to fully appreciate the space, setting, and life

- No Upper Chain
- Excellent Transport Links (Including Links To M1 & M25)
- Share of Freehold
- Walking Distance To Garston Train Station
- Off-Street Parking (Driveway For Two Vehicles))
- Good-Decorative Order



 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		