

Tel: 01923 677755
Fax: 01923 680729

www.claytons.co.uk

Claytons 



MALLARD WAY, WATFORD - £525,000
3 Bedroom Semi-Detached House



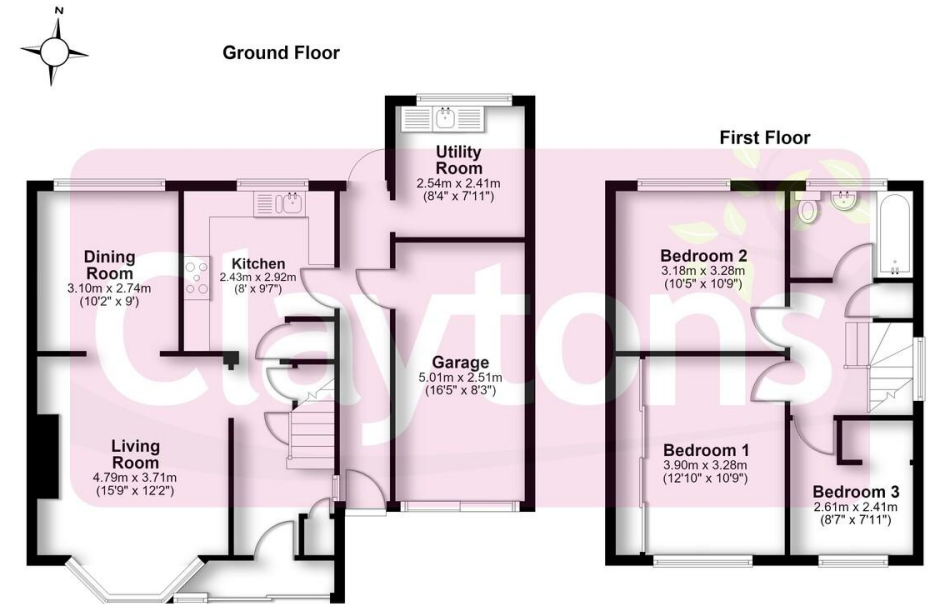
Located just minutes from Garston Station, this well-maintained three-bedroom, one-bathroom semi-detached house offers comfortable family living in a popular residential area of north Watford.

The property benefits from a garage and a lovely garden, providing excellent outdoor space.

Garston is well positioned for both local amenities and transport links, with a range of shops and everyday facilities nearby, as well as Garston Park offering green space and recreational facilities. Garston Station provides services along the Abbey Line to Watford Junction, while regular bus services offer connections towards Watford town centre and surrounding areas.

The area is also well served by local schools, including The Grove Academy, St Catherine of Siena Primary School and Parmiter's School, making the location particularly appealing to families.

- Three-bedroom semi-detached family home
- One well-appointed family bathroom
- Well-maintained throughout
- Close to local shops and everyday amenities
- Garage providing secure off-road parking
- Spacious driveway
- Lovely private garden
- Conveniently located close to Garston Station



 **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.

Claytons & Hayes Ltd • Registered in England No. 2655243 • Registered Office: 4 Garston Park Parade, Garston, Watford, Herts WD25 9LQ • vat No. 579331903

See all our properties at www.claytons.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		