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BRIAR ROAD, WATFORD - £425,000
2 Bedroom End Terraced House



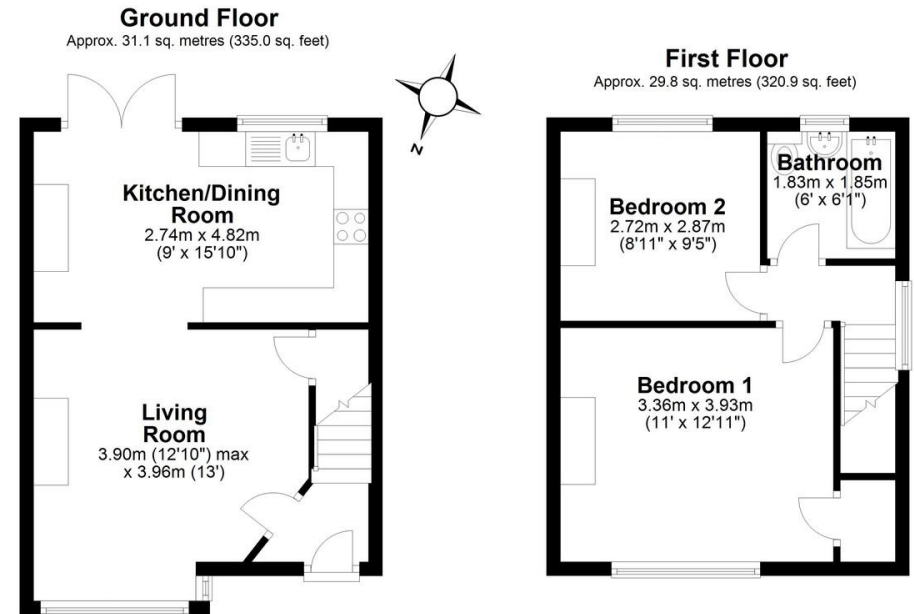
CHAIN FREE – A beautifully refurbished 2-bedroom, 1-bathroom end-terraced house situated on Briar Road, Watford. Refurbished in 2026, the property is ready to move straight into and benefits from gas central heating, double glazing and a modern kitchen with integrated appliances.

The property also offers potential to extend, subject to the necessary planning permissions (STPP), providing an excellent opportunity for buyers looking to add further space in the future.

Ideally positioned in North Watford, the property is conveniently located for local shops, amenities and schools, with good transport links nearby. Garston and Watford North stations provide rail connections, while the A41, M1 and M25 offer convenient road links for commuters.

An excellent opportunity for first-time buyers, downsizers or investors, offering modern living, future potential and the benefit of being chain free.

- Potential To Extend STPP (Subject To Planning Permission)
- Excellent Transport Links (Including Links To M1 & M25)
- Excellent Decorative-Order
- Freehold
- Private Rear Garden
- Close To Schools (Including Parmiter's School)
- Two Double Bedrooms
- Off-Street Parking (Driveway)



 **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		89 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		