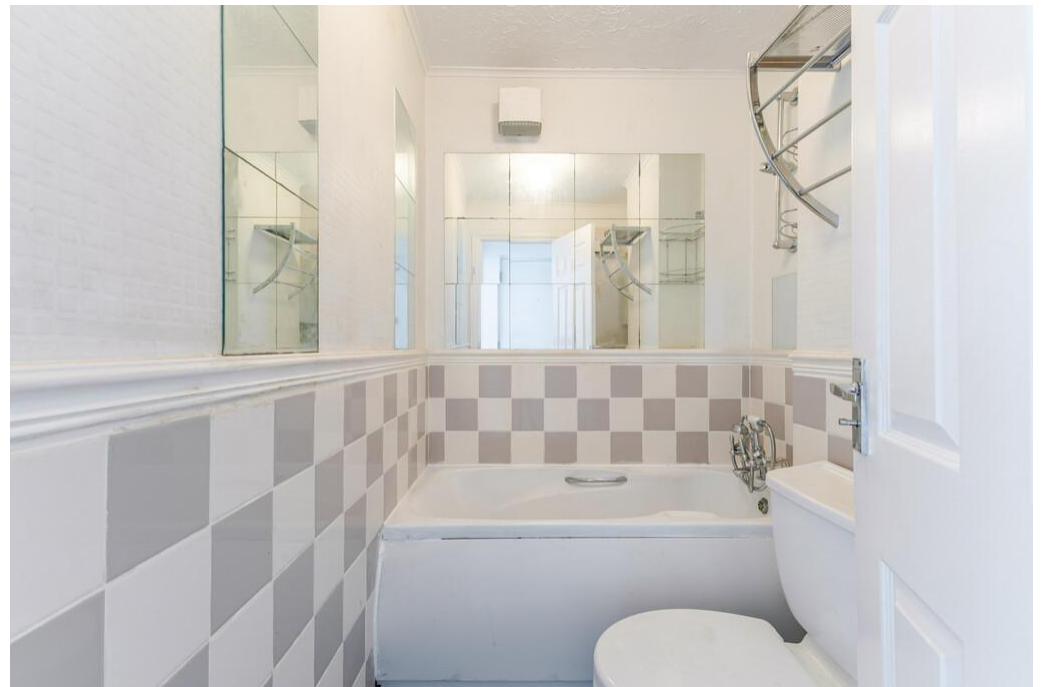


Tel: 01923 677755
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ROCHESTER DRIVE, WATFORD - £175,000
1 Bedroom Ground Floor Flat



A well-presented one bedroom ground floor flat situated in a popular residential location in Watford. The property offers practical ground floor living and would make an ideal purchase for a first-time buyer, downsizer or investor.

The accommodation comprises an entrance hall leading to a bright and comfortable reception room, a fitted kitchen, a well-proportioned double bedroom and a family bathroom.

The property benefits from its ground floor position, offering convenient and accessible accommodation, while the surrounding area provides excellent access to local amenities, schools and transport links. Watford town centre is also within easy reach, providing a wide range of shops, restaurants, leisure facilities and transport connections.

An early viewing is highly recommended to fully appreciate the accommodation and location on offer.

- No Upper Chain
- Excellent Transport Links (Including Links To M1 & M25)
- Ground Floor
- Walking Distance To Garston Train Station
- Double Bedroom
- Off-Street Parking
-
-



Total area: approx. 34.2 sq. metres (368.1 sq. feet)

Whilst every effort has been made to ensure the accuracy of this floor plan, measurements are approximate and no responsibility is taken for any errors.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



 **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		75 C
55-68	D		
39-54	E	52 E	
21-38	F		