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**ASPEN PARK DRIVE, WATFORD - £270,000**  
**1 Bedroom Mid Terraced House**



Located within a popular and well-established residential development on Aspen Park Drive, this well-presented one-bedroom mid-terraced cluster house offers an excellent opportunity for first-time buyers, downsizers, or investors seeking a low-maintenance home in a convenient setting.

Offered to the market chain free, the property allows for a straightforward and hassle-free purchase. The accommodation is thoughtfully arranged, beginning with a bright and welcoming reception room that provides a comfortable living space with good natural light, flowing through to a well-appointed kitchen designed for both practicality and everyday use.

Upstairs, the property features a generously sized double bedroom, offering ample space for furnishings, alongside a modern bathroom that is neatly presented and functional. The overall layout makes efficient use of space, creating a home that feels both cosy and well proportioned.

- No Upper Chain
- Excellent Transport Links (Including Links To M1 & M25)
- Allocated Off-Street Parking
- Freehold
- Good Decorative-Order
- No Ground Rent Or Service Charge Payable



Ground Floor

First Floor



Total area: approx. 40.8 sq. metres (438.7 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position and size of doors, windows, appliances and other features are approximate only. Total area



**📍 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	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		