

Tel: 01923 677755
Fax: 01923 680729

www.claytons.co.uk

Claytons 



STAMFORD ROAD, WATFORD - £750,000
3 Bedroom Detached House

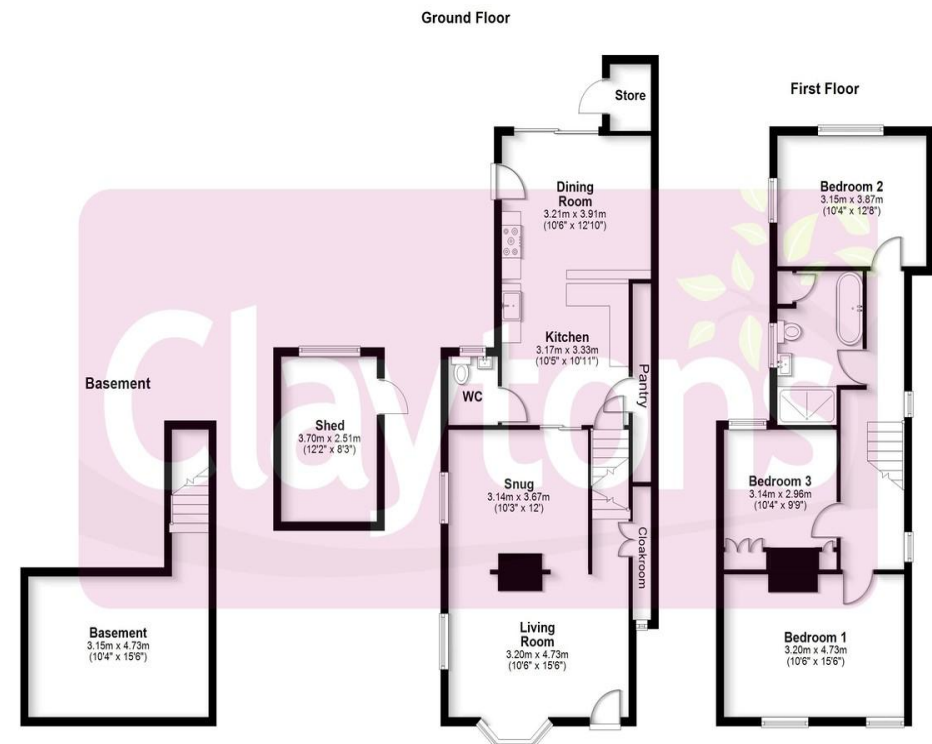


A beautifully presented three double bedroom detached house, ideally located in the highly sought-after area of Nascot Wood, offering spacious and versatile accommodation in lovely condition throughout.

This attractive family home features bright and well-proportioned living space, including a welcoming reception room, modern fitted kitchen/dining room, and three generous double bedrooms. A particular feature of the home is the useful basement level, offering excellent additional space with potential for a variety of uses including a home office, gym, playroom, or storage area.

Situated within easy reach of highly regarded schools, local amenities, and excellent transport links, this charming, detached property combines character, comfort, and practicality in one of the area's most desirable locations.

- Detached house
- Three double bedrooms
- Basement
- Close to schools and transport links
- Great condition
- Rear garden



Total area: approx. 145.1 sq. metres (1561.7 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 includes garages and outbuildings - © My Home Property Marketing - Unauthorised reproduction prohibited.
Plan produced using PlanUp.

 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		82 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		