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FERN WAY, WATFORD – OFFERS IN EXCESS OF £400,000
2 Bedroom End Terraced House



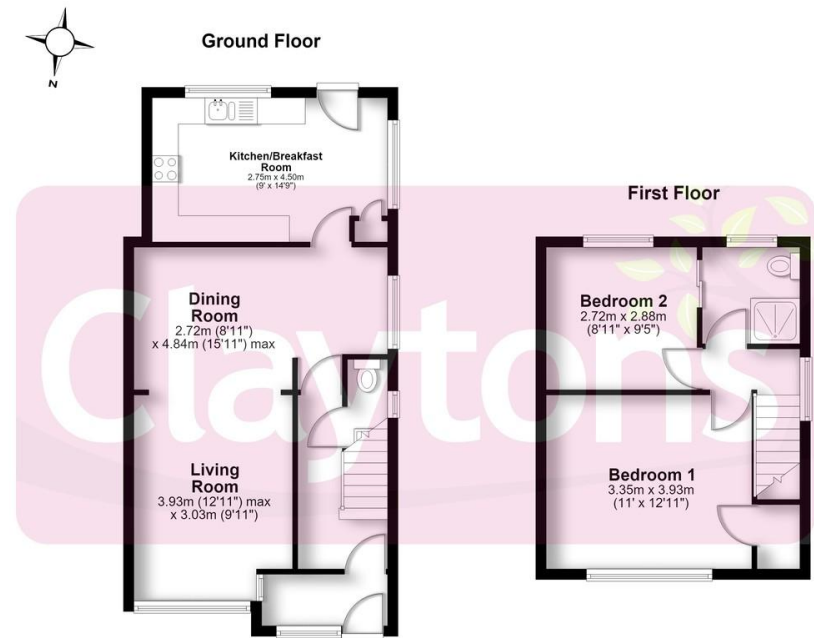
Situated in a popular residential location on Fern Way, Watford, this well-presented two-bedroom end-terraced home is offered to the market with the significant advantage of no upper chain, making it an ideal purchase for first-time buyers, downsizers or investors alike.

The property offers well-balanced accommodation throughout, with a bright and welcoming living area leading through to a modern fitted kitchen with ample storage and workspace. A convenient downstairs W/C adds to the practicality of the home, while the first floor comprises two well-proportioned bedrooms and a family bathroom.

Being an end-terraced property, the home enjoys additional privacy and benefits from a pleasant outdoor space, perfect for relaxing or entertaining during the warmer months.

Fern Way is ideally situated within easy reach of a range of local amenities, well-regarded schools, parks and excellent transport links, including nearby road connections and Watford North Station.

- No Upper Chain
- Off-Street Parking (Driveway)
- Two Double Bedrooms
- Private Rear Garden
- Freehold
- Excellent Transport Links (Including Links To M1 & M25)
- Downstairs W/C
- Sought After Location



Total area: approx. 76.5 sq. metres (823.5 sq. feet)
FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE



 **VIEWING BY APPOINTMENT THROUGH CLAYTONS 01923 677755**

FREE VALUATIONS & MARKETING ADVICE

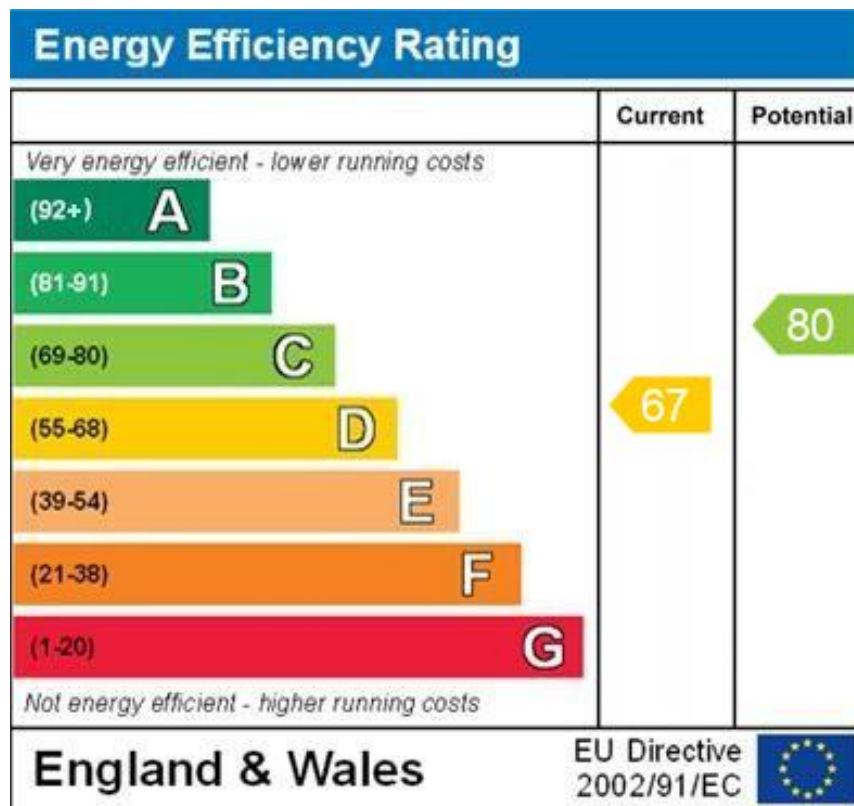
Can we assist you in the sale of your property? If your home is situated within the catchment area of one of our sales offices we would be pleased to offer you a free valuation and market appraisal, a service which we provide without obligation. Competitive fees are always available for both sole and 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.

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