



1 Bedroom 1 Bathroom 1 Reception  
27 Aspen Park Drive, Watford, WD25 0RS





**NO CHAIN!**  
**One Bedroom**  
**Terraced House**  
**Off-Street Parking**  
**Popular Area**

Nestled in the desirable Garston area of Watford, this charming mid-terrace house offers a perfect blend of comfort and convenience. It's an ideal choice for first-time buyers or those seeking a cosy retreat.



Upon entering, you are greeted by a well-proportioned reception room that seamlessly flows into the kitchen, creating a warm and welcoming atmosphere for both relaxation and entertaining. The ground floor layout is thoughtfully designed to maximise space and functionality, ensuring that every corner of the home is utilised effectively.

Ascend to the upper level, where you will find a

**Offers Over £280,000**



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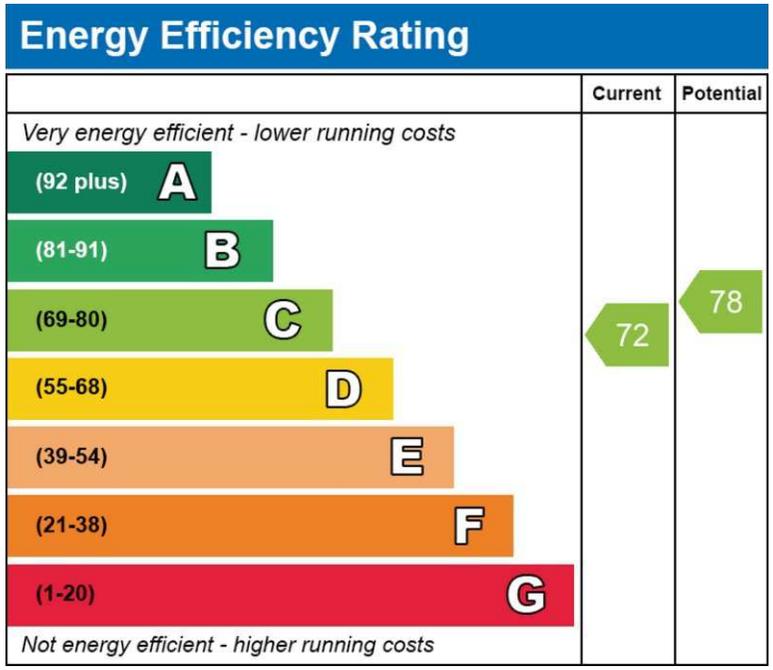
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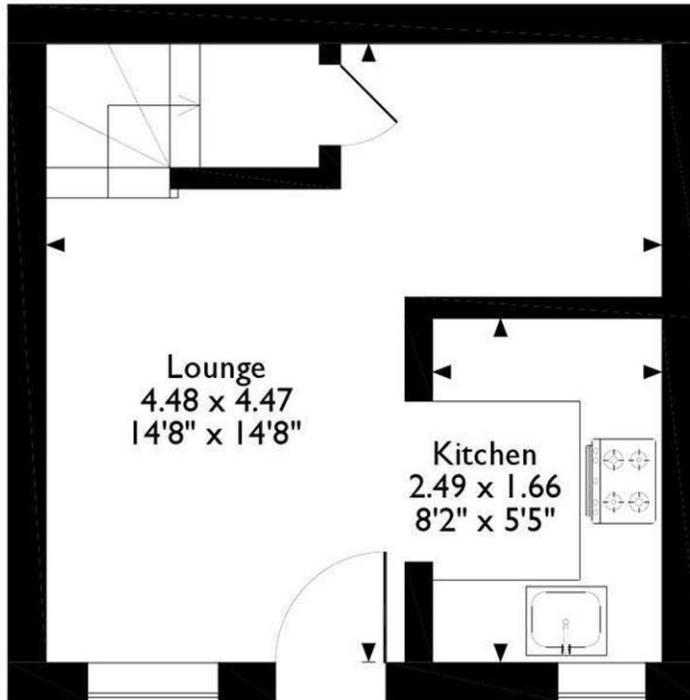


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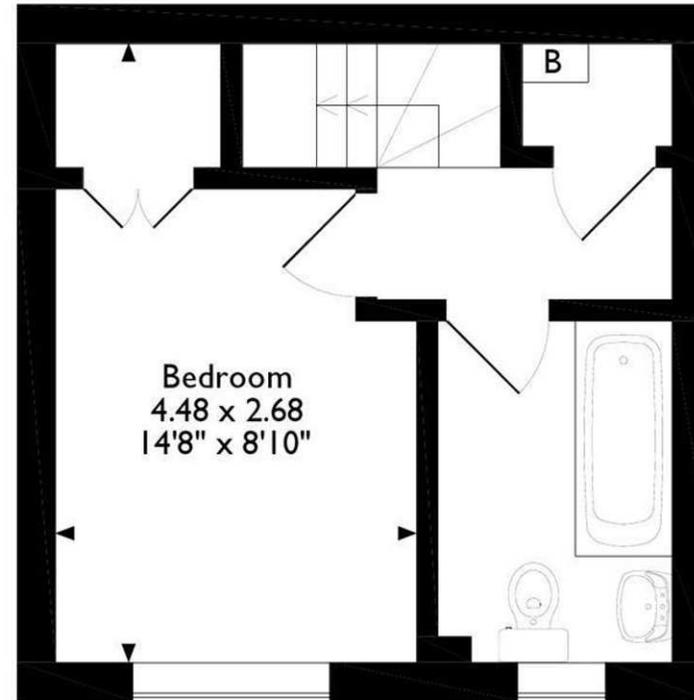
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Aspen Park Drive, Watford  
Approximate Gross Internal Area  
432 SQ FT/40 SQ M



**Ground Floor**



**First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		