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**ALBANS VIEW, WATFORD - £425,000 OFFERS IN EXCESS OF
3 Bedroom Semi-detached House**



This three-bedroom semi-detached home offers well-proportioned accommodation, generous outdoor space and excellent potential for modernisation or improvement.

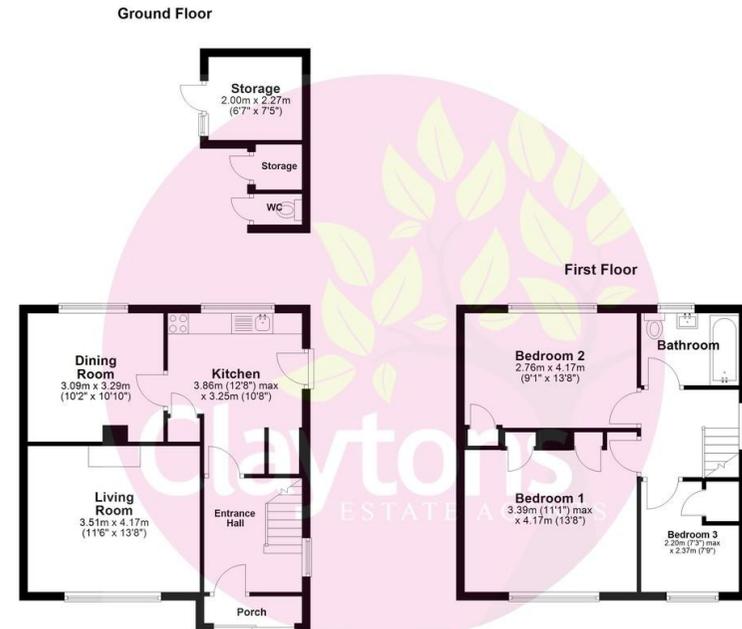
Upstairs, there are two well-sized double bedrooms and a third bedroom suitable for use as a child's room, nursery or home office. A family bathroom serves the first floor.

Externally, the property benefits from a private rear garden, mainly laid to lawn with patio area, offering excellent potential for landscaping.

Constructed using a non-standard steel frame design, the property presents an opportunity for buyers seeking a competitively priced family home in a well-connected location. Interested parties are advised to consult with their lender regarding mortgage suitability.

Offered with excellent potential and situated in a well-established residential location, this property represents a practical and realistically priced family home opportunity. Early viewing is recommended.

- Close To Schools (Including Parmiter's)
- Excellent Transport Links (Including To M1, M25 & A41)
- Excellent Decorative-Order
- Well-Maintained Private Garden
- Semi-Detached
- Very Close To Woodside Playing Fields
- Mainline Services Into London Euston Available From Watford Junction Railway Station



Total area: approx. 87.8 sq. metres (945.1 sq. feet)

OUTBUILDINGS NOT INCLUDED IN SQUARE AREA
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.
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Plan produced using PlanUp.



 VIEWING BY APPOINTMENT THROUGH CLAYTONS 01923 677755

FREE VALUATIONS & MARKETING ADVICE

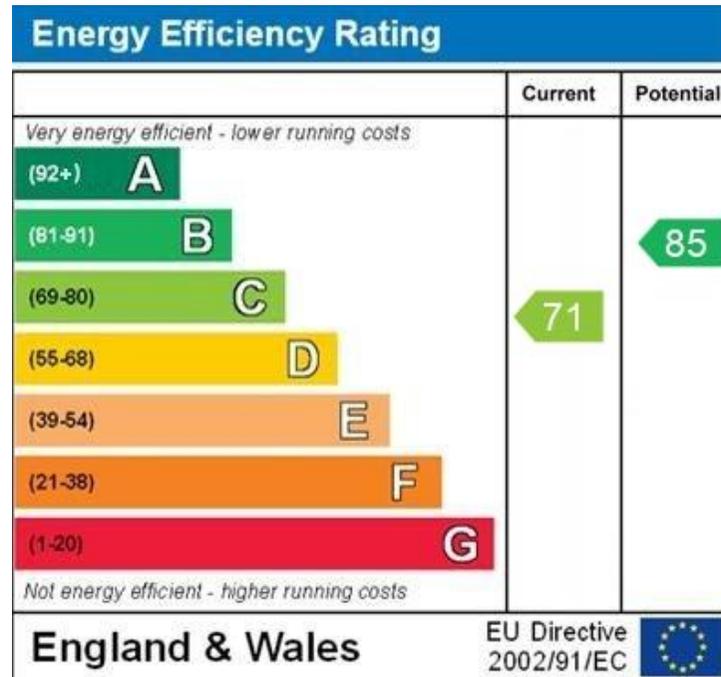
Can we assist you in the sale of your property? If your home is situated within the catchment area of one of our sales offices we would be pleased to offer you a free valuation and market appraisal, a service which we provide without obligation. Competitive fees are always available for both sole and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

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