

Tel: 01923 677755
Fax: 01923 680729

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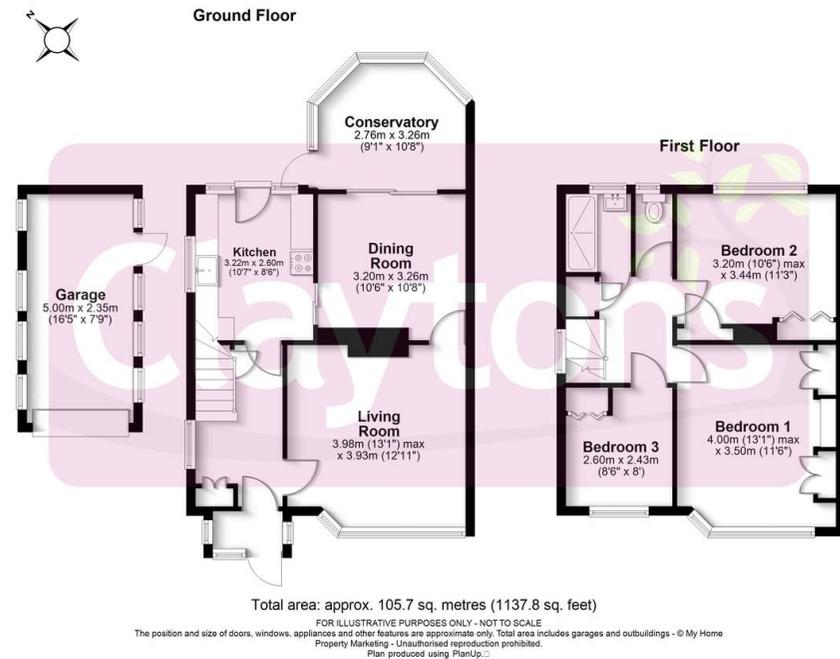
**FOURTH AVENUE, WATFORD - £530,000 OFFERS IN EXCESS OF
3 Bedroom Semi-Detached House**



Situated on the ever-popular Fourth Avenue in North Watford, this attractive three-bedroom semi-detached family home occupies a generous corner plot in the sought-after WD25 9QG postcode, offering excellent potential for extension (STPP).

This well-proportioned property provides bright and versatile living accommodation throughout. The ground floor features a welcoming entrance hallway leading to a spacious reception room, ideal for both relaxing and entertaining, alongside a well-appointed kitchen with views over the rear garden. Upstairs, there are three good-sized bedrooms and a family bathroom, making it perfectly suited to growing families, first-time buyers or those looking to upsize.

Occupying a prominent corner position, the home benefits from a larger-than-average plot, presenting superb scope to extend to the side, rear or into the loft, subject to the necessary planning permissions. Externally, the property boasts a private driveway providing off-street parking.



- No Upper Chain
- Conservatory
- Potential To Extend STPP (Subject To Planning Permission)
- Walking Distance to Garston Train Station
- Excellent Transport Links (Including to M1 & M25)
- Close To Watford Town Centre
- Sought After Location
- Close To Schools (Including Parmiter's)



 VIEWING BY APPOINTMENT THROUGH CLAYTONS 01923 677755

FREE VALUATIONS & MARKETING ADVICE

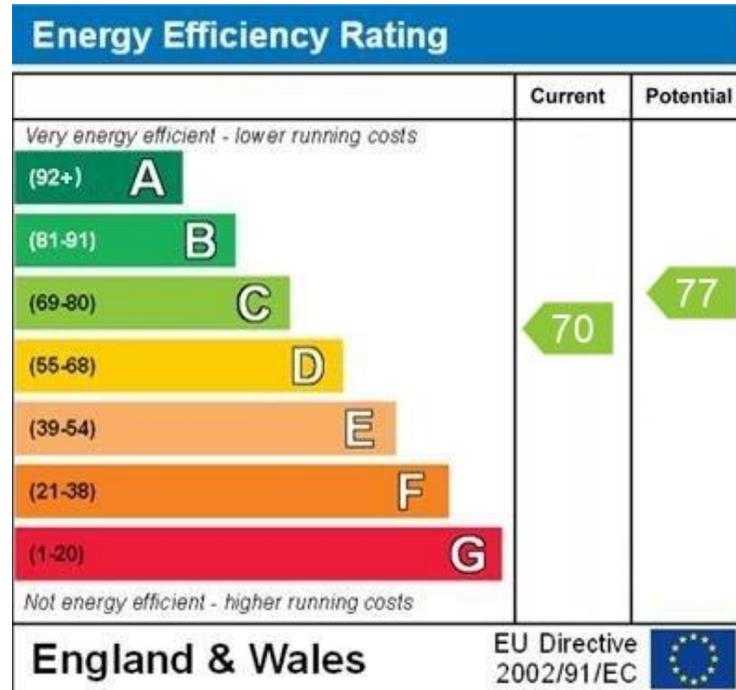
Can we assist you in the sale of your property? If your home is situated within the catchment area of one of our sales offices we would be pleased to offer you a free valuation and market appraisal, a service which we provide without obligation. Competitive fees are always available for both sole and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