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**HERONSLEA, WATFORD – OFFERS IN EXCESS OF £325,000**  
**3 Bedroom Ground Floor Maisonette**



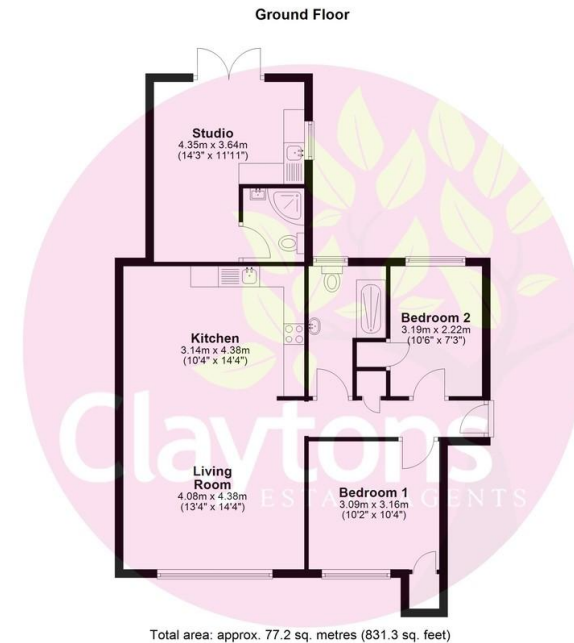
Offered to the market with no upper chain, this well-proportioned three-bedroom ground floor maisonette presents an excellent opportunity for first-time buyers, downsizers, or investors alike.

The property features a spacious and well-balanced layout, with a bright and airy living room that provides a comfortable space to relax or entertain. The fitted kitchen offers ample storage and workspace, while the three bedrooms are all of good size, making them suitable for family living, guests, or a home office setup. The bathroom is conveniently positioned and well maintained.

A particular highlight of this home is the private rear garden, offering a pleasant outdoor space ideal for entertaining, gardening, or simply unwinding. To the front, there is on-street parking available for both residents and visitors.

Located in the sought-after Heronslea development in North Watford, the property benefits from close proximity to local amenities, well-regarded schools, and transport links.

- No Upper Chain
- Excellent Transport Links (Including Links To M1 & M25)
- Ground Floor
- Walking Distance To Garston Train Station
- Private Rear Garden
- Good-Decorative Order



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

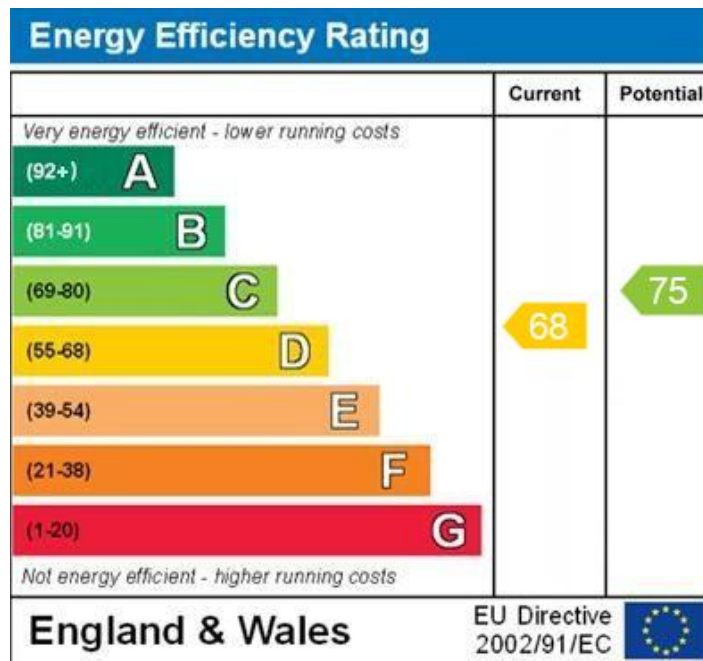
Can we assist you in the sale of your property? If your home is situated within the catchment area of one of our sales offices we would be pleased to offer you a free valuation and market appraisal, a service which we provide without obligation. Competitive fees are always available for both sole and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