

Tel: 01923 677755
Fax: 01923 680729

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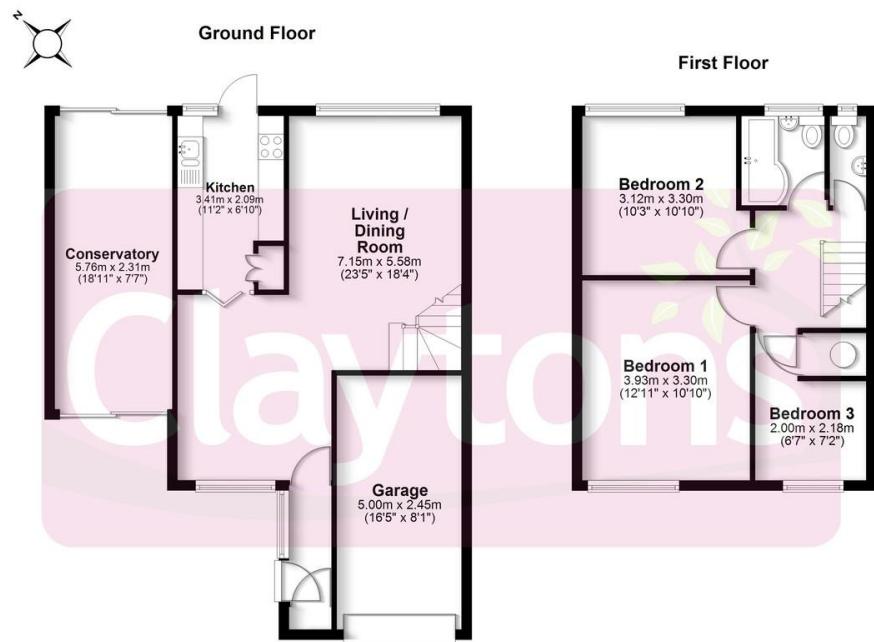
FALCON WAY, WATFORD - £475,000
3 Bedroom Semi-Detached House



A very well looked after three-bedroom property which would make an ideal family home. Internally the property briefly comprises good size living/dining room, fitted kitchen and conservatory addition all on the ground floor. On the first floor you will find three bedrooms, family bathroom and separate WC. There is driveway parking to the front leading to garage and a well-kept rear garden with patio area leading to lawn.

- Three bedrooms
- Driveway with garage
- Well-kept garden
- Large living/dining room
- Conservatory
- No upper chain

The property is ideally located within easy reach of local amenities including Garston Station and both the M1 and M25 motorways. Call now to book a viewing.



Total area: approx. 103.7 sq. metres (1116.7 sq. feet)



 **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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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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