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**FOURTH AVENUE, WATFORD - £525,000 OFFERS IN EXCESS OF
3 Bedroom Semi-Detached House**



Situated on the ever-popular Fourth Avenue in Garston, this well-presented three-bedroom, two-bathroom semi-detached family home offers generous living accommodation in a convenient and highly sought-after location.

The property welcomes you with a bright entrance hall leading through to a spacious reception room, providing the perfect setting for both everyday family life and entertaining guests. To the rear, the kitchen enjoys ample storage and workspace, with plenty of room for dining and direct access to the garden, creating a practical and sociable hub of the home.

The first floor comprises three well-proportioned bedrooms, all benefiting from excellent natural light, together with a modern family bathroom. A second bathroom adds further convenience and flexibility for growing families and visiting guests.



Total area: approx. 91.3 sq. metres (983.2 sq. feet)

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. ©Property Pal. Produced on behalf of Claytons Estate Agents. Plan produced using PlanUp.

- No Upper Chain
- Excellent Transport Links (Including Links To M1 & M25)
- Good Decorative-Order
- Walking Distance To Garston Train Station
- Off-Street Parking (Driveway)
- Close To Schools
- Two Bathrooms
- Private Rear Garden



 VIEWING BY APPOINTMENT THROUGH CLAYTONS 01923 677755

FREE VALUATIONS & MARKETING ADVICE

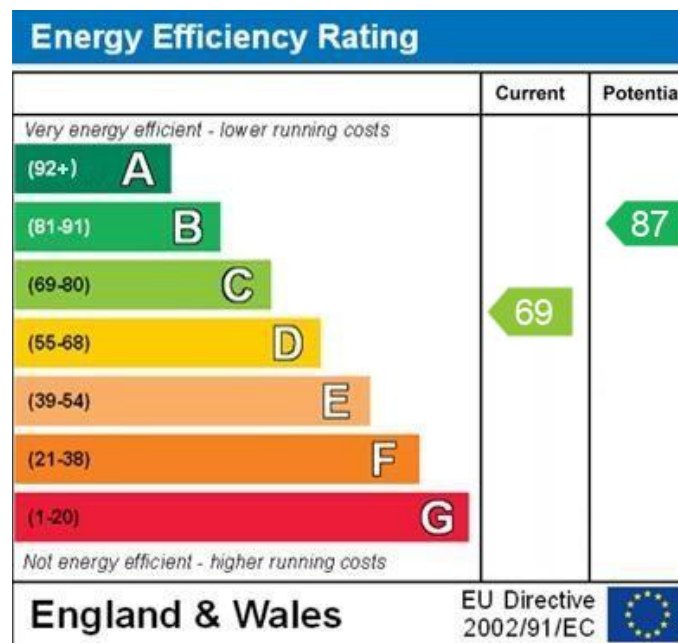
Can we assist you in the sale of your property? If your home is situated within the catchment area of one of our sales offices we would be pleased to offer you a free valuation and market appraisal, a service which we provide without obligation. Competitive fees are always available for both sole and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