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NORFOLK AVENUE, WATFORD – OFFERS IN EXCESS OF £550,000
3 Bedroom Semi-Detached House

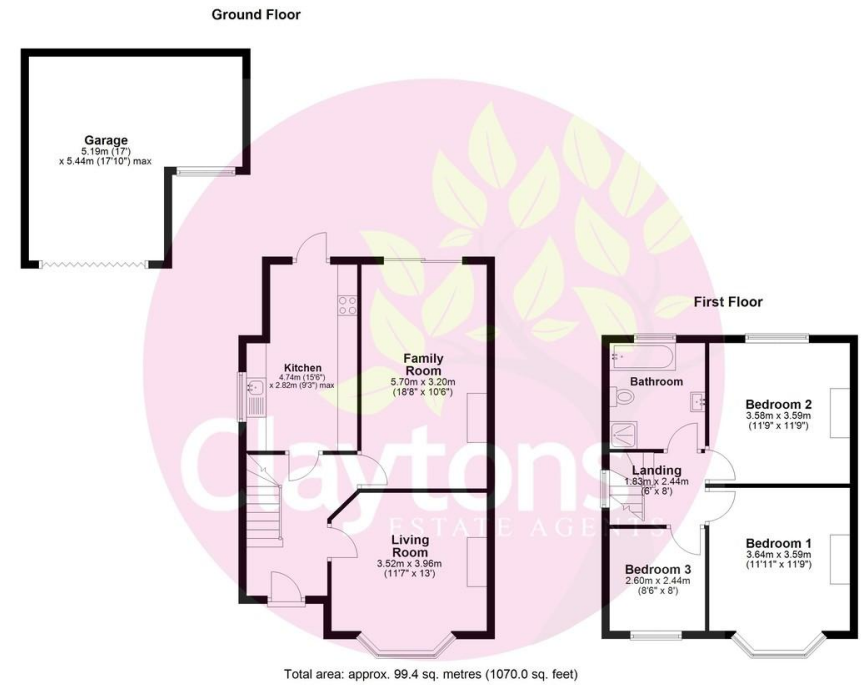


A well-presented three-bedroom semi-detached home located in a sought-after residential area of North Watford, offering spacious and versatile living accommodation ideal for families.

The property has been thoughtfully extended on the ground floor, creating a front reception room and extended family room. The extension also provides additional space for a contemporary kitchen, with ample storage and work surfaces, and direct access to the rear garden. Upstairs, the property comprises three well-proportioned bedrooms and a family bathroom, all presented in good decorative order. Externally, the home benefits from a private rear garden, ideal for outdoor dining and relaxation, along with off-street parking to the front and garage to the rear.

Conveniently located close to local shops, schools, and transport links, this property offers an excellent opportunity for buyers seeking a comfortable and extended family home in North Watford. Call now to book a viewing.

- Three bedrooms
- Two reception rooms
- Family home
- Great location
- Good condition
- No upper chain
- Garage



 **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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		