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**CLAREMONT, ST. ALBANS – OFFERS IN EXCESS OF £500,000**  
**3 Bedroom Semi-Detached House**

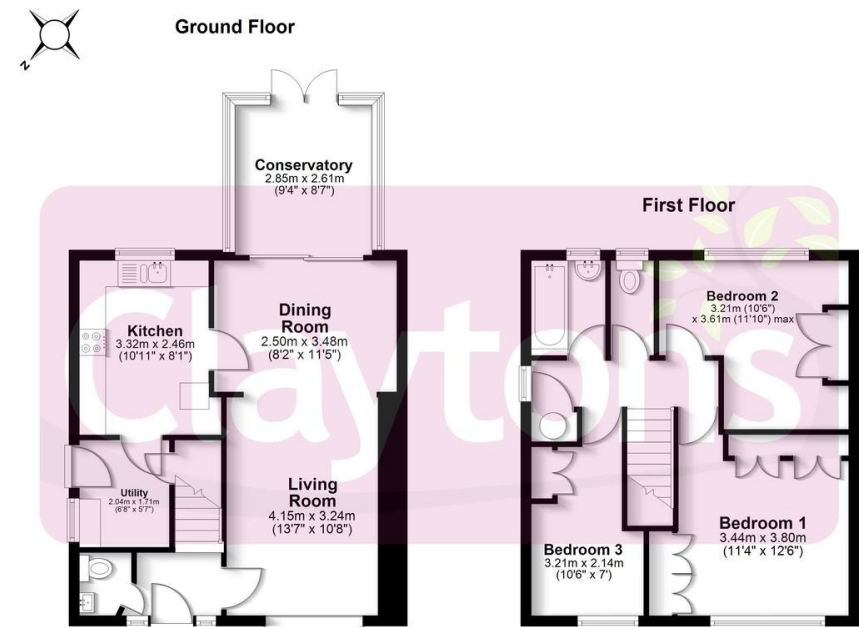


Situated in the highly sought-after area of Bricket Wood, this three-bedroom semi-detached family home is offered to the market with no upper chain, making it an ideal purchase for families, first-time buyers, or investors alike.

Externally, the property benefits from a private rear garden and off-street parking via a driveway for two vehicles. As a freehold home, it also presents excellent potential to extend (STPP – subject to planning permission), allowing purchasers to further enhance and add value to the property in the future.

Claremont is ideally positioned for commuters, offering excellent transport links, including easy access to the M1 motorway and M25 motorway, as well as nearby rail connections providing direct routes into London and surrounding areas. The property is also conveniently located for highly regarded local schools, amenities, and green open spaces.

- No Upper Chain
- Conservatory
- Potential To Extend STPP (Subject To Planning Permission)
- Off-Street Parking (Driveway For Two Vehicles)
- Excellent Transport Links (Including To M1 & M25)
- Downstairs W/C
- Freehold
- Semi-Detached House



Total area: approx. 89.6 sq. metres (964.4 sq. feet)  
FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE



 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 Clayton's 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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