

Tel: 01923 677755  
Fax: 01923 680729

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**FAIRLAWNS, LANGLEY ROAD, WATFORD - £375,000**  
**2 Bedroom Maisonette**



Situated in the highly sought-after Fairlawns development on Langley Road (WD17), this beautifully presented two double bedroom duplex maisonette offers spacious and versatile accommodation arranged over the first and second floors.

The property is in excellent decorative order throughout, making it ideal for buyers seeking a home ready to move straight into.

Further benefits include off-street parking, a share of a double garage, a long lease, and the significant advantage of being offered chain-free, ensuring a smooth and straightforward purchase.

Located within easy reach of local amenities, transport links and highly regarded schools, this property would make an ideal purchase for first-time buyers, downsizers or investors alike.

- Off-Street Parking
- Private Road
- Long Lease
- Excellent Decorative Order
- Excellent Transport Links (Including To M1 & M25)
- Close To Watford Town Centre
- Additional W/C
- Sought After Location

The floor plan illustrates the layout of the property across three levels. The Ground Floor (left) includes a Living / Dining Room (4.73m x 4.75m), a Kitchen (3.04m x 2.83m), a Bathroom (2.08m x 0.87m max), and a separate WC. The First Floor (top) features a large Living / Dining Room (4.73m x 4.75m) with a balcony, a Kitchen (3.04m x 2.83m), a Bathroom (2.08m x 0.87m max), and a large double garage. The Second Floor (right) contains two bedrooms: Bedroom 1 (3.47m x 4.75m) and Bedroom 2 (2.99m x 3.76m), along with a bathroom. A central staircase connects the floors. The total area of the property is approximately 85.3 square metres (918.0 square feet). The interior photograph shows a bright living room with a large sofa, a dining area with a table and chairs, and a fireplace. Large windows provide natural light. The property is located in a sought-after development on Langley Road (WD17).

 **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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**Energy Efficiency Rating**

