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ELLWOOD GARDENS, WATFORD – OFFERS IN EXCESS OF £550,000
3 Bedroom Semi-detached House



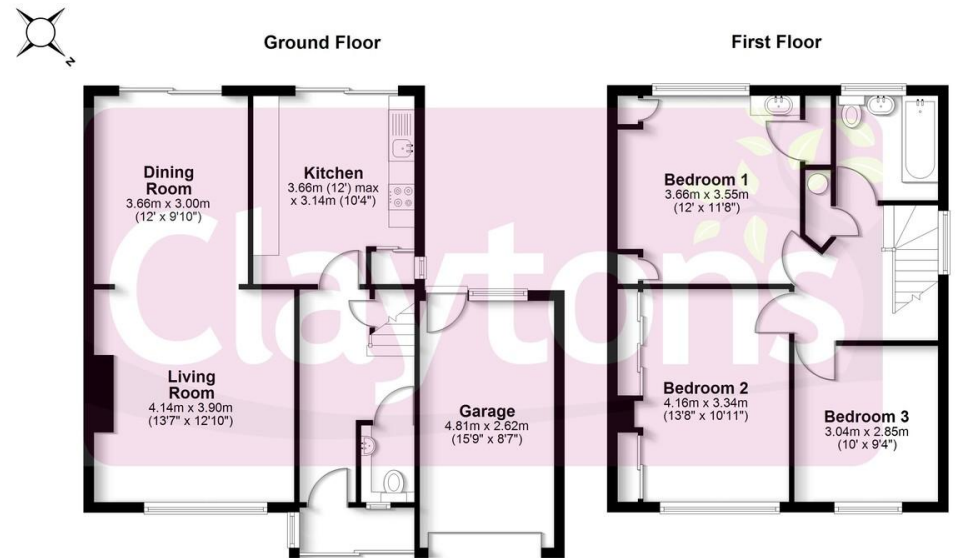
Situated in a popular residential location, this three-bedroom semi-detached family home on Ellwood Gardens offers spacious accommodation and excellent potential, making it an ideal purchase for families, first-time buyers or investors. The property is offered to the market with no upper chain, allowing for a straightforward and speedy transaction.

The ground floor comprises a welcoming entrance hallway leading to a bright and spacious reception room, providing an ideal space for relaxing or entertaining. To the rear, the property features a well-proportioned kitchen with access to the rear garden and ample space for dining.

Upstairs, the first floor offers three good-sized double bedrooms along with a family bathroom. The layout provides flexible living accommodation suitable for growing families.

Externally, the property benefits from a private rear garden, perfect for outdoor entertaining or family use, while the front provides off-street parking.

- No Upper Chain
- Excellent Transport Links (Including Links To M1 & M25)
- Potential To Extend STPP (Subject To Planning Permission)
- Walking Distance To Garston Train Station
- Three Double Bedrooms (All Generously-Sized)
- Close To Schools (Including Parmiter's School))
- Sought After Location
- Off-Street Parking (Driveway & Garage)



Total area: approx. 113.9 sq. metres (1225.5 sq. feet)
FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE



📞 VIEWING BY APPOINTMENT THROUGH CLAYTONS 01923 677755

FREE VALUATIONS & MARKETING ADVICE

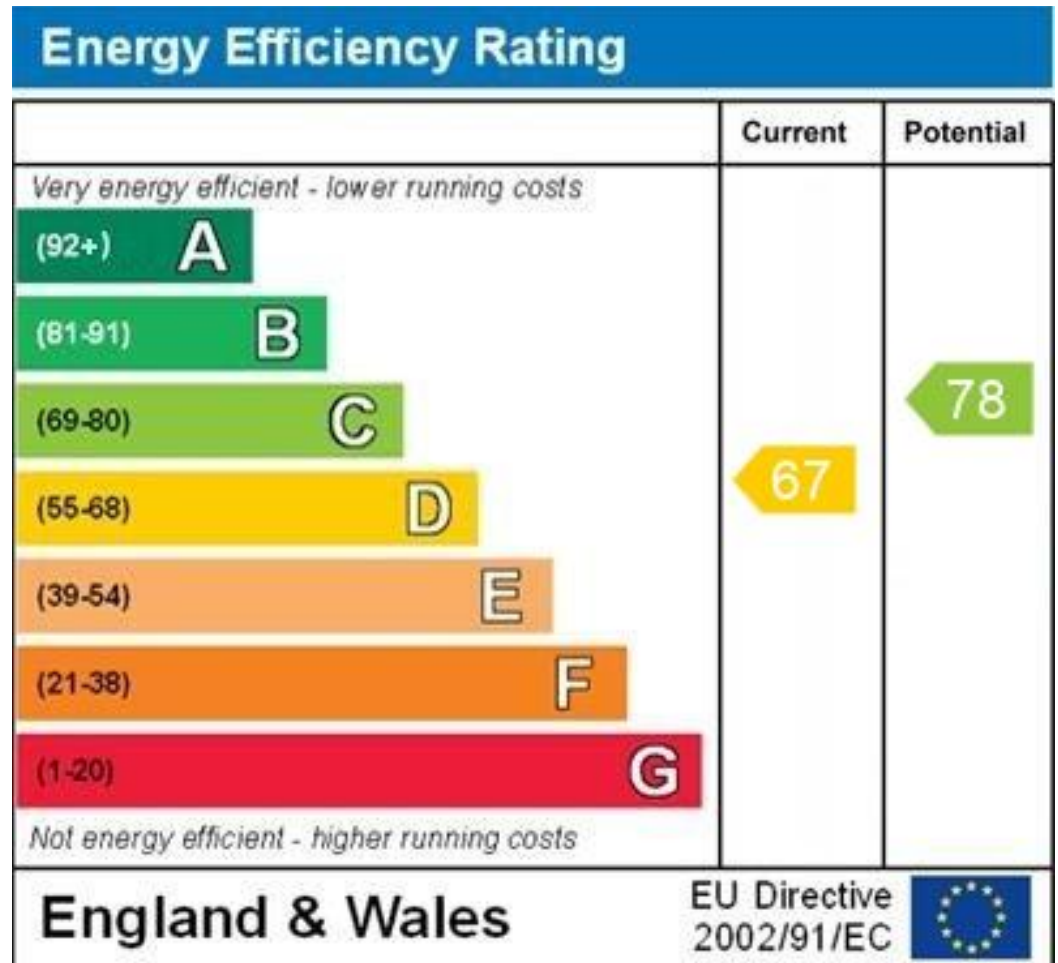
Can we assist you in the sale of your property? If your home is situated within the catchment area of one of our sales offices we would be pleased to offer you a free valuation and market appraisal, a service which we provide without obligation. Competitive fees are always available for both sole and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