

Tel: 01923 677755  
Fax: 01923 680729

[www.claytons.co.uk](http://www.claytons.co.uk)

Claytons 

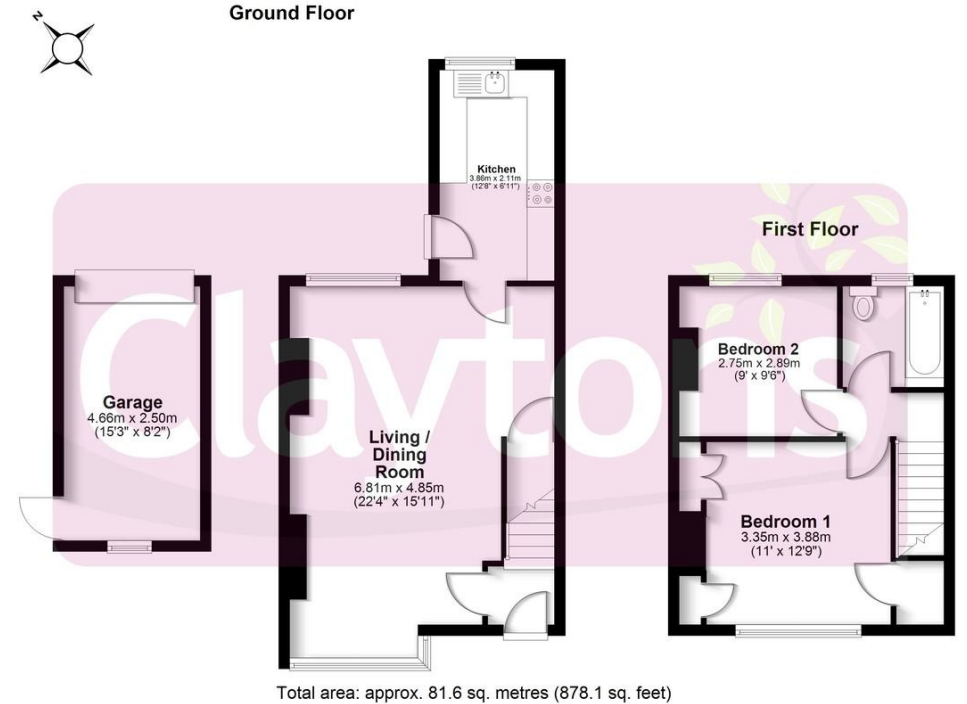


**BRIAR ROAD, WATFORD - £410,000**  
**2 Bedroom Mid Terraced House**



This well-proportioned two-bedroom terraced home offers comfortable living space, making it an ideal choice for first-time buyers, small families, or investors. The ground floor features a spacious living/dining room and fitted kitchen. The layout allows for distinct seating and dining zones, creating a practical and inviting environment. Upstairs, the property boasts two double bedrooms, along with a family bathroom. Externally, the home benefits from a garage, providing secure parking or additional storage space and a private rear garden. Conveniently located close to local amenities and transport links, this property presents a fantastic opportunity to acquire a well-balanced home in a desirable setting. The property is offered with no upper chain. Call now to book a viewing.

- Two bedrooms
- Garage
- Living/dining room
- Fitted kitchen
- Rear garden
- No upper chain
- 



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - © My Home Property Marketing - Unauthorised reproduction prohibited.  
Plan produced using PlanUp. □

 **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.

Claytons & Hayes Ltd • Registered in England No. 2655243 • Registered Office: 4 Garston Park Parade, Garston, Watford, Herts WD25 9LQ • vat No. 579331903

**See all our properties at [www.claytons.co.uk](http://www.claytons.co.uk)**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		