

Tel: 01923 677755
Fax: 01923 680729

www.claytons.co.uk



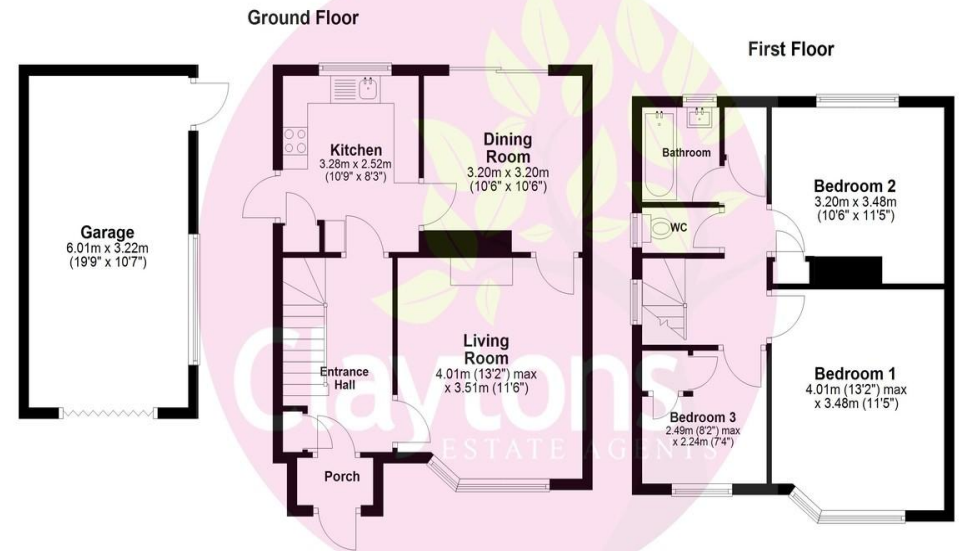
FOURTH AVENUE, WATFORD – OFFERS IN EXCESS OF £450,000
3 Bedroom Semi-detached House



A fantastic opportunity to purchase a three bedroom semi detached family home which requires full modernisation throughout and therefore ideal to put your own stamp on it.

Located in one of the ever popular Avenues in Garston, this property comes with garage and parking to the side and has plenty of scope to extend STPP. Internally the property briefly comprises lounge, dining room, kitchen, three bedrooms and bathroom. There is a good size rear garden and parking leading to the garage at the front. The property is offered with no upper chain and will certainly generate plenty of interest so call now to book a viewing.

- Three bedrooms
- Semi detached house
- Garage and driveway
- Rear garden
- Plenty of scope
- No upper chain
-



Total area: approx. 104.0 sq. metres (1119.6 sq. feet)

Whilst every effort has been made to ensure the accuracy of this floor plan, measurements are approximate and no responsibility is taken for any errors.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
©Property Pot. Produced on behalf of Clayton's Estate Agents.
Plan produced using PlanUp.

 VIEWING BY APPOINTMENT THROUGH CLAYTONS 01923 677755

FREE VALUATIONS & MARKETING ADVICE

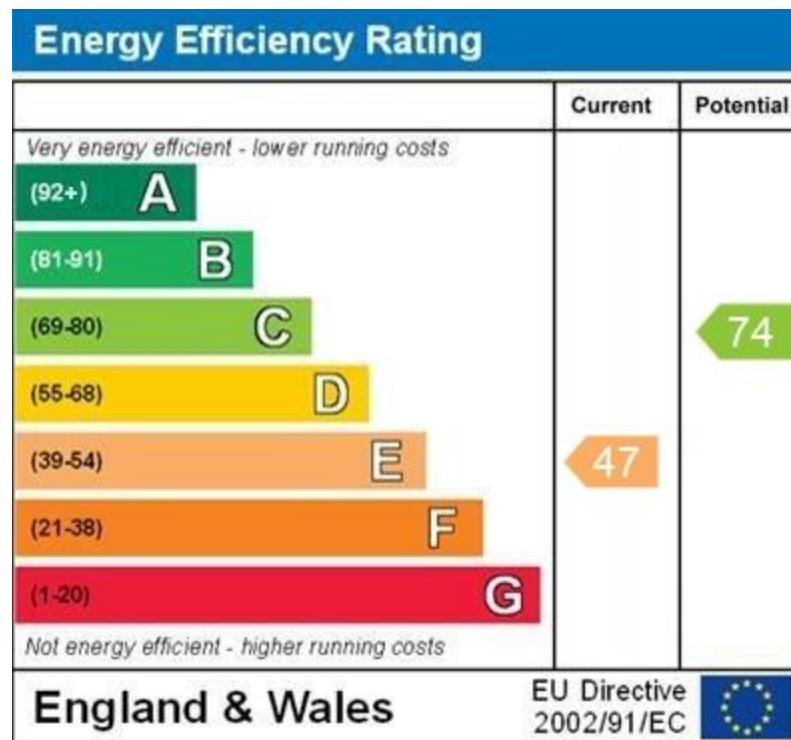
Can we assist you in the sale of your property? If your home is situated within the catchment area of one of our sales offices we would be pleased to offer you a free valuation and market appraisal, a service which we provide without obligation. Competitive fees are always available for both sole and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



WWW.EPC4U.COM