

Tel: 01923 677755
Fax: 01923 680729

www.claytons.co.uk

Claytons



THE GLEBE, WATFORD – OIEO £300,000
2 Bedroom Maisonette



This well-maintained two-bedroom first floor maisonette is ideally located in the popular Garston area of Watford and offers spacious accommodation, a generous rear garden, and excellent future potential.

The property features a bright and welcoming living room, a modern fitted kitchen, two well-proportioned bedrooms, and a contemporary family bathroom. Presented in good condition throughout, the home is ready for immediate occupation and would suit first-time buyers, downsizers, or investors alike. A key highlight is the large private rear garden, providing ample space for outdoor dining, entertaining, or family enjoyment. Planning permission has been applied for off-street parking, offering added convenience and long-term value.

Situated close to local amenities, schools, transport links, and Garston Station, this maisonette combines comfort, practicality, and location. Early viewing is highly recommended to appreciate the space and potential this attractive home has to offer.

- Two bedrooms
- Large rear garden
- Planning applied for parking
- Great condition throughout
- Modern kitchen
- Call to view

First Floor



Total area: approx. 53.2 sq. metres (573.0 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.



 **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

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	77	
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM