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TREVELLANCE WAY, WATFORD - £310,000
2 Bedroom Maisonette



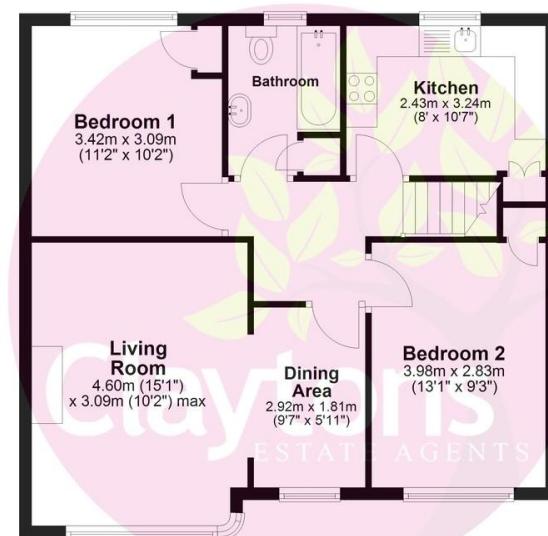
This property is perfect for the commuter, being within walking-distance of Garston Train Station (which gets passengers to Watford Junction in an average of 5 minutes). The property is also just a short drive away from links to the M1 & M25.

This two-bedroom first floor maisonette also benefits from a good-sized private rear garden, with direct-access on to Woodside Playing Fields. Both of the bedrooms are generously-sized doubles which compliment the large kitchen and lounge spaces.

With no service charge payable and a long lease, this property represents great value for money. Your early viewing is highly recommended.

- No Upper Chain
- First Floor
- Long Lease
- Excellent Decorative Order
- Excellent Transport Links (Including To M1 & M25)
- Close To Schools (Including Parmiter's School))
- Private Rear Garden
- Within Walking Distance To Garston Train Station

First Floor



Total area: approx. 64.7 sq. metres (696.8 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.

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