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**LEAVESDEN ROAD, WATFORD - £425,000**  
**3 Bedroom Mid Terraced House**

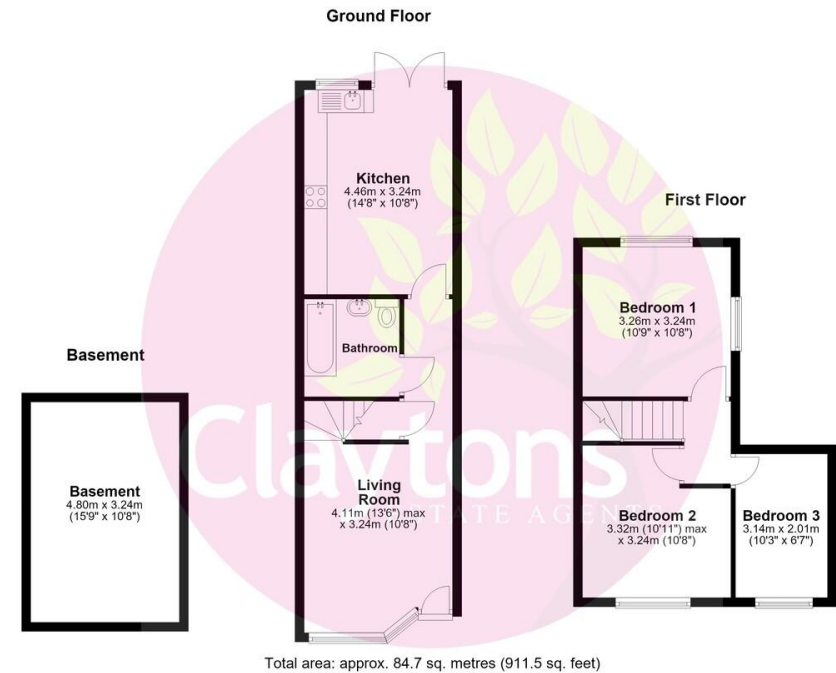


A well-proportioned three bedroom mid-terraced house situated on Leavesden Road, Watford. The property offers spacious and versatile accommodation throughout and would make an ideal family home or investment opportunity.

The ground floor comprises a welcoming entrance hall, a spacious reception room and a separate kitchen with access to the rear garden, and a family bathroom. To the first floor are three well-sized bedrooms

Externally, the property benefits from a private rear garden, providing a useful outdoor space for entertaining, relaxing or for families with children. The property is conveniently located for a range of local amenities, schools, shops and transport links, with Watford town centre and its extensive range of facilities also within easy reach.

This property offers excellent potential and is ideally suited to buyers looking for a family home in a popular residential location. An internal viewing is highly recommended to appreciate the accommodation and potent



- Basement
- Excellent Transport Links (Including Links To M1 & M25)
- Good Decorative-Order
- Walking Distance To Watford Junction Train Station
- Close To Schools
- Private Rear Garden
- Extended (Single-Storey Rear Extension)
- Mid-Terraced House



 **VIEWING BY APPOINTMENT THROUGH CLAYTONS 01923 677755**

#### **FREE VALUATIONS & MARKETING ADVICE**

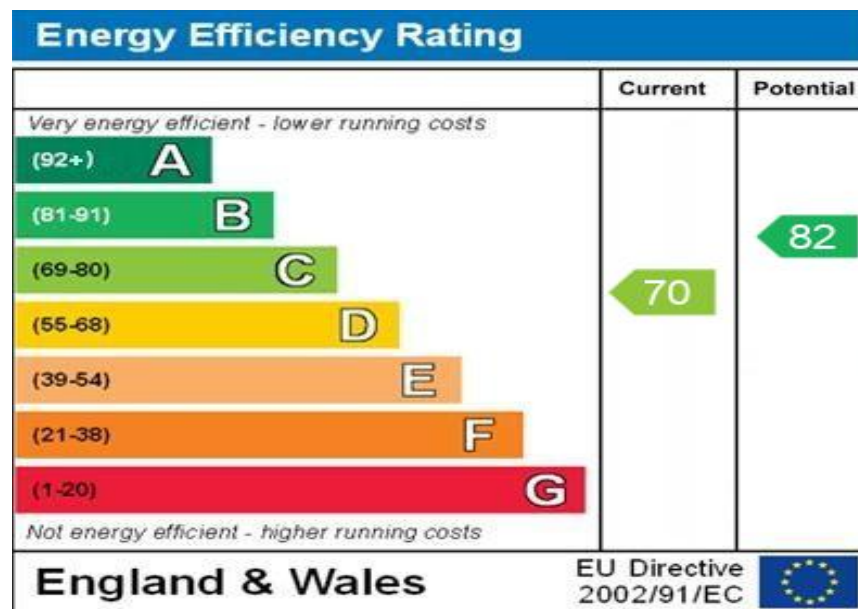
Can we assist you in the sale of your property? If your home is situated within the catchment area of one of our sales offices we would be pleased to offer you a free valuation and market appraisal, a service which we provide without obligation. Competitive fees are always available for both sole and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

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