

Tel: 01923 677755
Fax: 01923 680729

www.claytons.co.uk

Claytons 



WESTWICK PLACE, WATFORD - £240,000
1 Bedroom Maisonette



Situated in a quiet residential cul-de-sac in the popular Garston area, this beautifully presented one-bedroom maisonette offers an excellent opportunity for first-time buyers, investors, or those looking to downsize.

The property boasts bright and spacious accommodation throughout, including a well-proportioned living room, a modern fitted kitchen, a generous double bedroom, and a contemporary bathroom. Benefiting from its own private entrance, the maisonette offers a greater sense of privacy and independence than a typical apartment, creating a welcoming and homely feel from the moment you arrive.

Further advantages include allocated parking, double glazing, gas central heating, and ample storage space throughout the property.

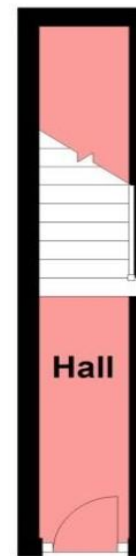
Westwick Place is ideally positioned close to a variety of local amenities, supermarkets and leisure facilities while also offering excellent transport connections via the A41, M1, and M25.

- Allocated Off-Street Parking Plus Visitors Spaces
- Excellent Transport Links (Including Links To M1 & M25)
- Excellent Decorative-Order
- Walking Distance To Garston Train Station
- First Floor Maisonette
- Long Lease (Over 150 Years Remaining)



Ground Floor

Approx. 5.1 sq. metres (55.0 sq. feet)



First Floor

Approx. 42.3 sq. metres (455.8 sq. feet)



Total area: approx. 47.5 sq. metres (510.8 sq. feet)

 VIEWING BY APPOINTMENT THROUGH CLAYTONS 01923 677755

FREE VALUATIONS & MARKETING ADVICE

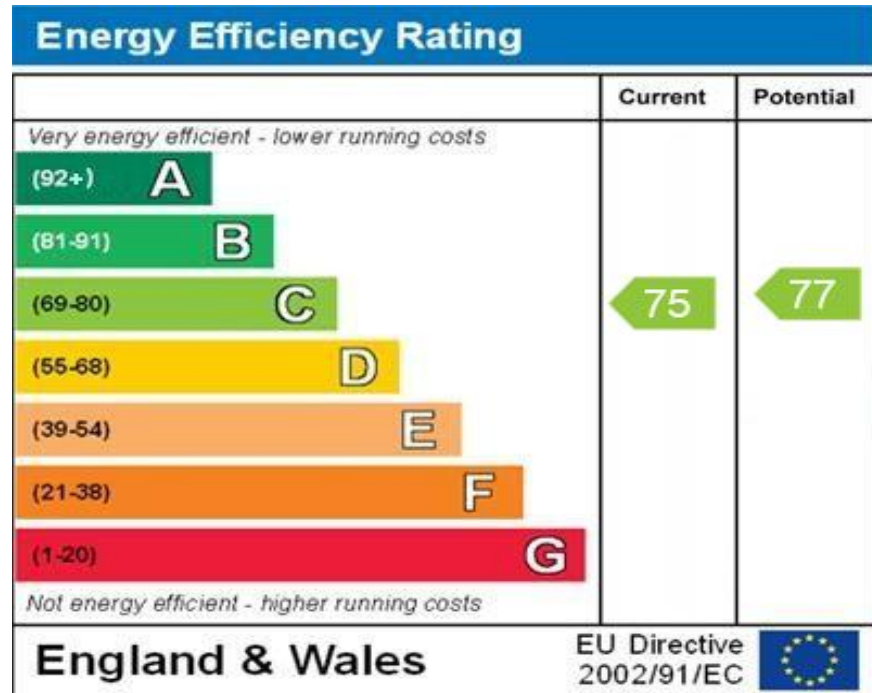
Can we assist you in the sale of your property? If your home is situated within the catchment area of one of our sales offices we would be pleased to offer you a free valuation and market appraisal, a service which we provide without obligation. Competitive fees are always available for both sole and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