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GARSTON LANE, WATFORD – OFFERS IN EXCESS OF £450,000
3 Bedroom Semi-Detached House



Situated on the popular Garston Lane in Watford, this well-proportioned three bedroom semi-detached house offers excellent family accommodation with a good balance of living and bedroom space.

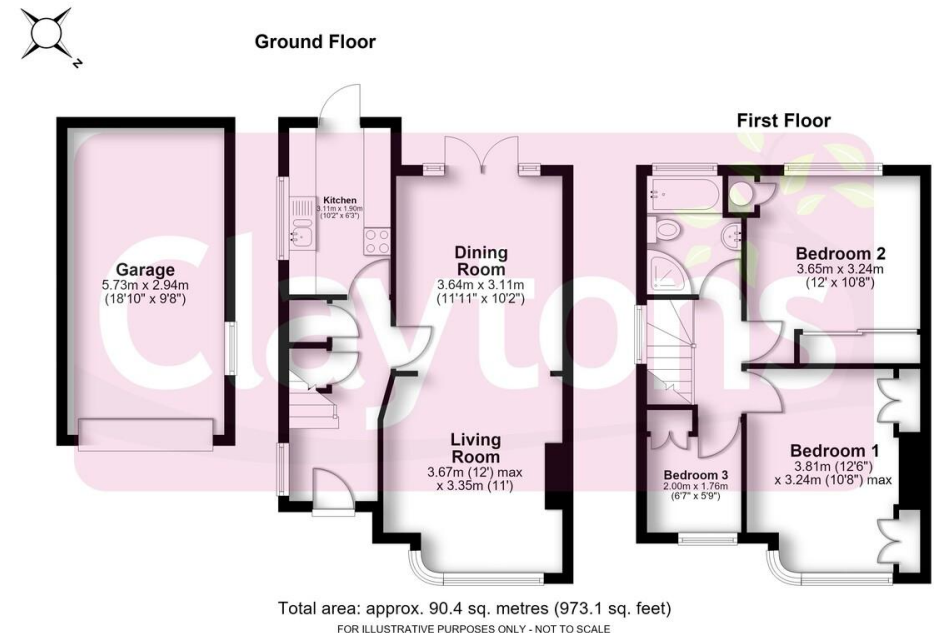
The ground floor comprises a welcoming entrance hall, a spacious reception room providing a comfortable area for relaxing and entertaining, and a well-appointed kitchen with a range of wall and base units and space for appliances. The property also benefits from useful additional storage and access to the rear garden.

To the first floor are three bedrooms, including two well-sized double bedrooms and a further third bedroom, together with a family bathroom.

Externally, the property benefits from a private rear garden, providing an ideal space for outdoor dining and entertaining, while the front of the property offers a pleasant approach and potential off-road parking, subject to arrangement.

Garston Lane is conveniently positioned for a range of local amenities, schools and transport

- Garage
- Off-Street Parking (Driveway)
- Potential To Extend STPP (Subject To Planning Permission)
- Walking Distance To Garston Train Station
- Excellent Transport Links (Including To M1 & M25)
- Close To Schools (Including Parmiter's School))
- Freehold
- Semi-Detached House



 **VIEWING BY APPOINTMENT THROUGH CLAYTONS 01923 677755**

FREE VALUATIONS & MARKETING ADVICE

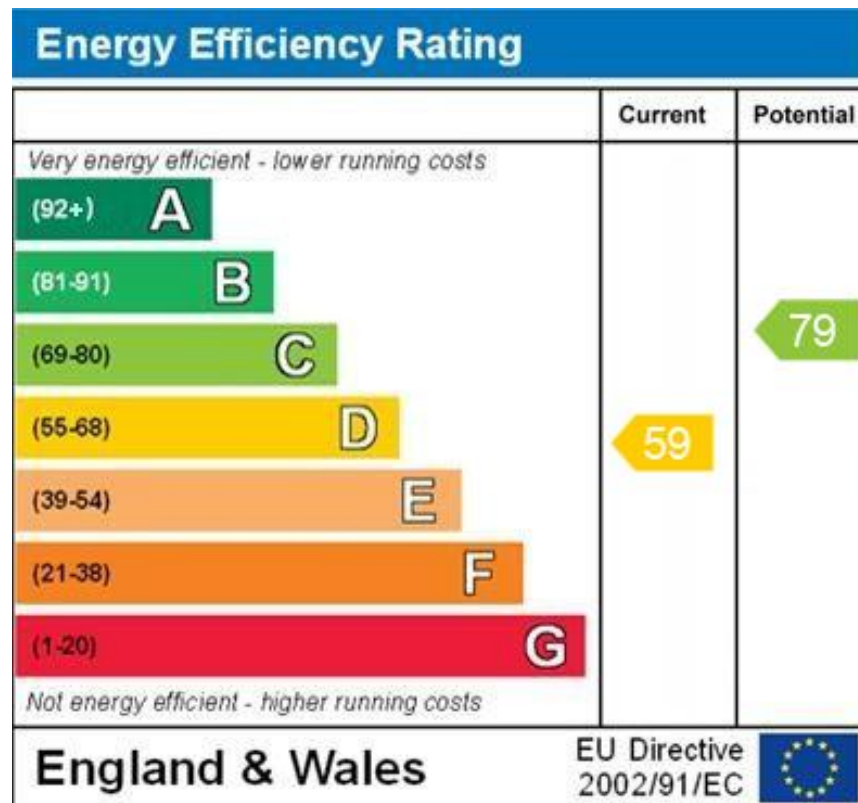
Can we assist you in the sale of your property? If your home is situated within the catchment area of one of our sales offices we would be pleased to offer you a free valuation and market appraisal, a service which we provide without obligation. Competitive fees are always available for both sole and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