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HAZEL TREE ROAD, WATFORD - £240,000
1 Bedroom Apartment



A well-presented and generously proportioned one bedroom extended ground floor maisonette, ideally situated on Hazel Tree Road in Watford. The property has been thoughtfully extended, providing additional living space and making it an excellent opportunity for first-time buyers, downsizers or investors alike.

The accommodation comprises an entrance hallway, a spacious open-plan living and dining area, a well-equipped kitchen, a good-sized double bedroom and a modern bathroom. The extension provides valuable additional space and creates a particularly versatile living environment.

Further benefits include its own private entrance and outdoor space, while the property is conveniently positioned for a range of local amenities, schools and transport links. Watford town centre is also within easy reach, offering an extensive selection of shops, restaurants, bars and leisure facilities.

An internal viewing is highly recommended to fully appreciate the size, layout and location.

- Off-Street Parking (Garage & Driveway For Up To Three Vehicles)
- Direct Access On To Private Rear Garden
- Ground Floor
- Rear Extension
- No Service Charge Payable
- Excellent Transport Links (Including Links To M1 & M25)



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

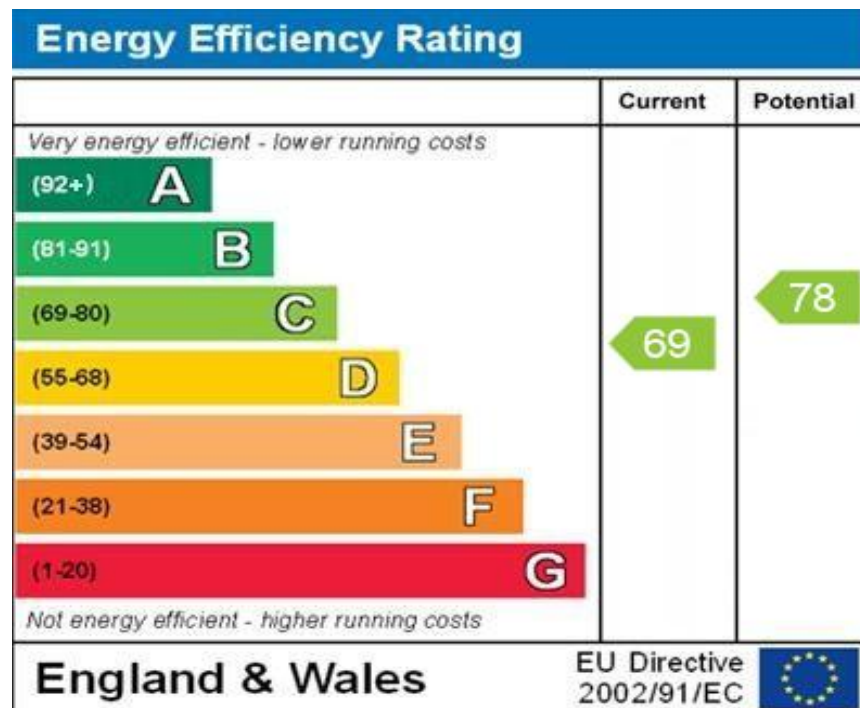
Can we assist you in the sale of your property? If your home is situated within the catchment area of one of our sales offices we would be pleased to offer you a free valuation and market appraisal, a service which we provide without obligation. Competitive fees are always available for both sole and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

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