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ELLWOOD GARDENS, WATFORD - £300,000
2 Bedroom Flat



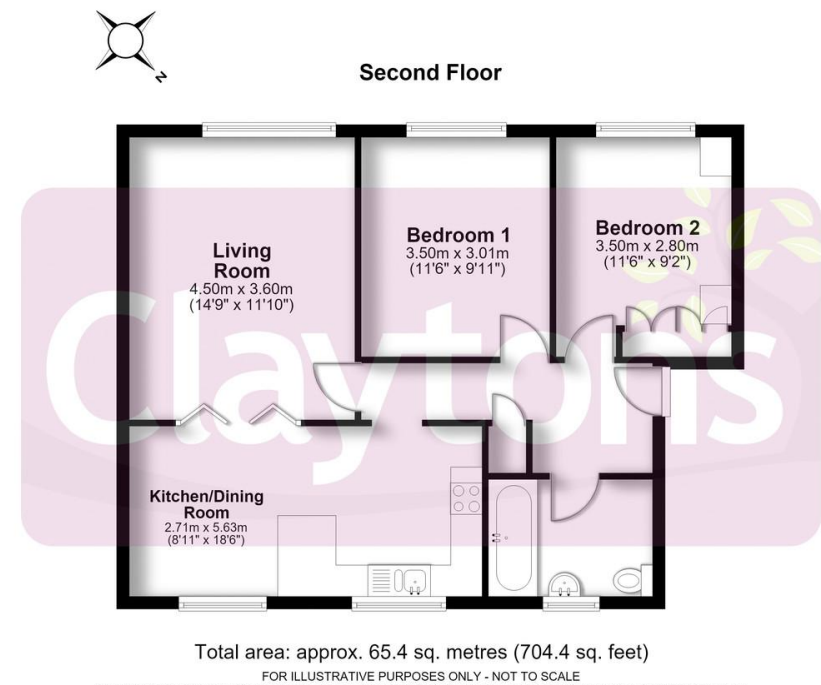
A well-presented two bedroom flat situated within the popular Ellwood Court development in Watford. The property offers well-proportioned accommodation throughout and would make an ideal purchase for first-time buyers, couples, or investors alike.

The accommodation comprises a welcoming entrance hall leading to a spacious reception room, providing a comfortable living and dining space, together with a separate fitted kitchen. There are two bedrooms, including a generously sized main bedroom, alongside a family bathroom.

The property benefits from its convenient location, with a range of local shops, amenities and transport links available nearby. Watford town centre is also within easy reach, offering a comprehensive selection of shopping, leisure and dining facilities.

An early viewing is highly recommended to appreciate the accommodation and location on offer.

- Off-Street Parking
- Excellent Decorative-Order
- Two Double Bedrooms
- Walking Distance to Garston Train Station
- Excellent Transport Links (Including To M1 & M25)
- Long Lease (Approximately 140 Years)
- Communal Gardens
- Cul-De-Sac



 **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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		