

Tel: 01923 677755
Fax: 01923 680729

www.claytons.co.uk

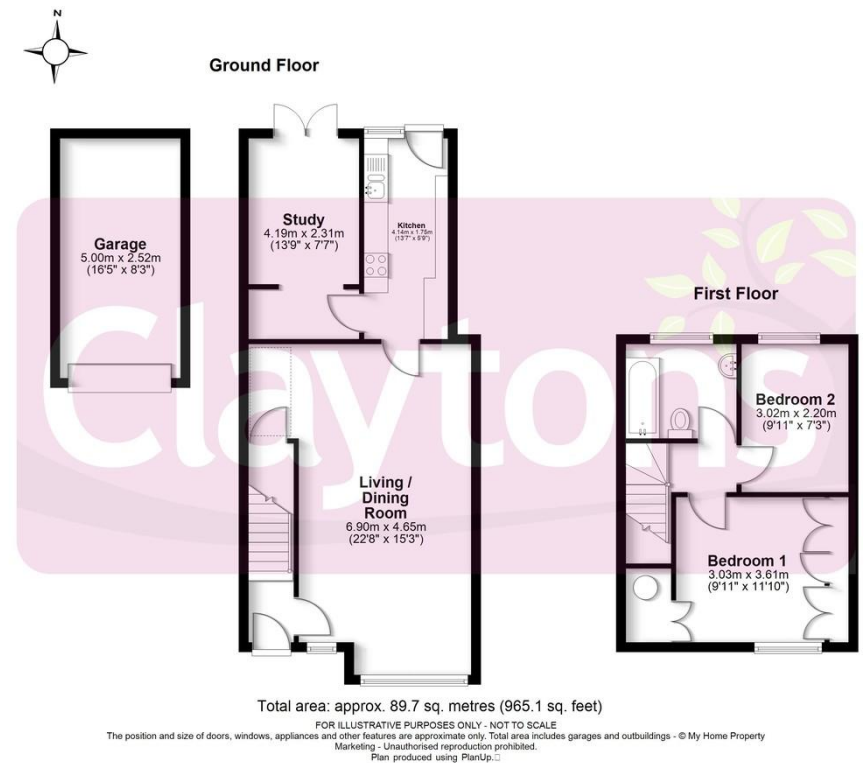


**TANNERS HILL, ABBOTS LANGLEY - £425,000 OFFERS IN EXCESS OF
2 Bedroom Mid-Terraced House**



Claytons is delighted to offer this charming 2-3 bedroom character terraced cottage, situated in a pleasant residential cul de sac in Abbots Langley. Features in this immaculately presented property include a spacious through lounge, modern kitchen, study/bedroom 3, 2 further bedrooms and garden with garage to the rear, which is suitable for storage only. Located close to Abbots Langley Village with its selection of shops and restaurants, and just a short walk to Leavesden Country Park. Watford's town centre is within easy access, as well as the M1 and M25 major road links. Call now to book a viewing.

- 2/3 Bedrooms
- Spacious through lounge
- Modern fitted kitchen
- Study/bedroom 3
- Rear garden extends approx. 58'
- Garage for storage only
- New roof 3 years ago
- New boiler fitted Nov 24



 **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.

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