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Claytons



**FIRST AVENUE, WATFORD - £550,000 OFFERS IN EXCESS OF
3 Bedroom Semi-Detached House**



Located on the sought-after First Avenue, this three-bedroom semi-detached house offers a wonderful opportunity for families, first-time buyers or anyone seeking home in a desirable residential area. With spacious interiors, a private garden, and excellent local amenities nearby, this property combines practicality with warmth and charm.

The property boasts a generously sized living room that welcomes in plenty of natural light, creating a bright and relaxing space perfect for both everyday living and entertaining guests. This home also benefits from a dedicated dining area, making it ideal for family meals and social gatherings.

Upstairs, you'll find three well-proportioned bedrooms, each offering a comfortable and versatile layout to suit a range of needs, whether used as bedrooms, a home office or a nursery.

- Off-street Parking
- Large Rear Garden
- 2 Reception Rooms
- Walking Distance to Garston Train Station
- Conservatory
- Excellent Transport Links
- Potential To Extend STPP
- Sought After Location



 **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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Energy Efficiency Rating

