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Claytons

MONICA CLOSE, WATFORD - £450,000

3 Bedroom Mid Terraced House

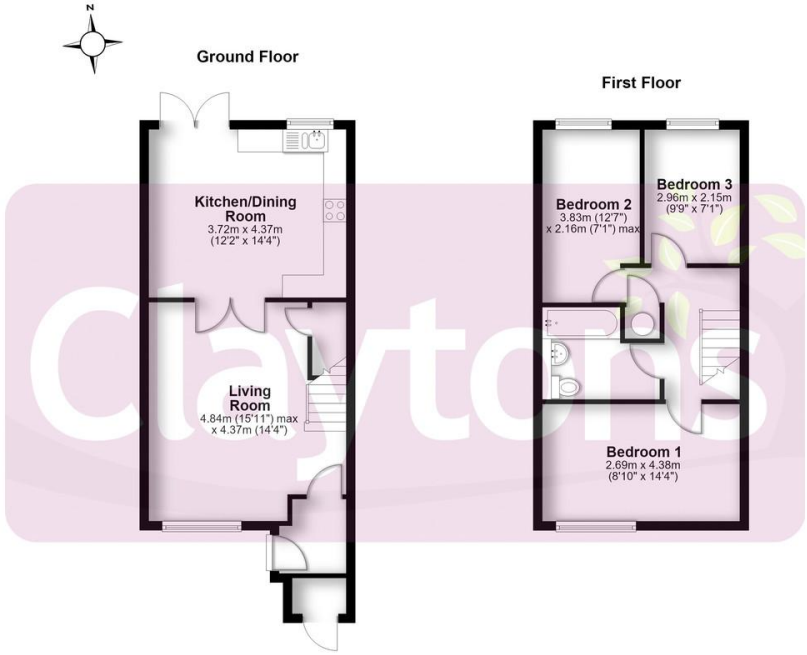
Situated in a popular residential development, this well-presented three bedroom mid-terraced house offers spacious and versatile accommodation, making it an ideal home for families, first-time buyers or investors.

The ground floor comprises a welcoming entrance hall leading through to a bright and spacious reception room, with access through to the well-appointed kitchen. The kitchen provides a good range of wall and base units together with ample work surface and space for appliances, while the rear of the property benefits from access to the garden.

To the first floor are three well-proportioned bedrooms, along with a family bathroom. The accommodation provides excellent flexibility, with the third bedroom also lending itself well to use as a home office, nursery or dressing room.

Externally, the property benefits from a private rear garden providing a pleasant outdoor space for relaxing and entertaining, together with front access and residents' parking.

- Walking Distance to Watford Junction Train Station
- Excellent Transport Links (Including Links To M1 & M25)
- Three Bedrooms
- Private Rear Garden
- No Upper-Chain
- Close To Watford Town Centre
- Freehold
- Mid-Terraced



Total area: approx. 79.0 sq. metres (850.7 sq. feet)

☎ **VIEWING BY APPOINTMENT THROUGH CLAYTONS 01923 677755**

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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.

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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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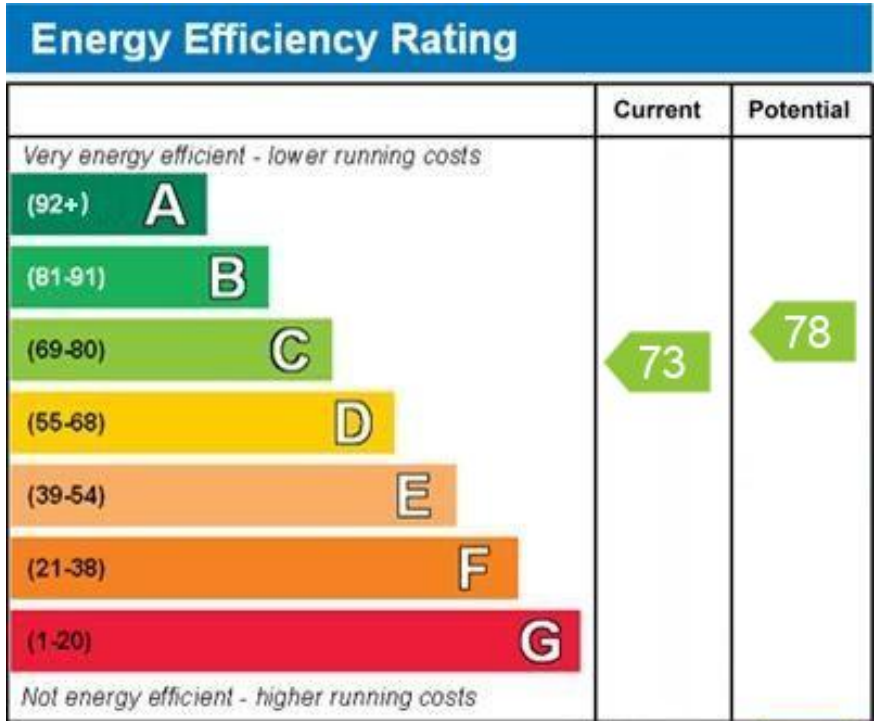
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