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**SCOTTSWOOD ROAD
BUSHEY HERTS
WD23 2DN**

- * CUL DE SAC LOCATION * 3 DOUBLE BEDROOMS * GUEST CLOAKROOM ***
- * DOUBLE GLAZING * GAS CENTRAL HEATING ***
- * EXCEPTIONALLY LARGE REAR GARDEN ***
- * NO UPPER CHAIN ***

PRICED TO SELL! Situated at the far end of this pleasant cul de sac, we are delighted to offer for sale this 3 double bedroom semi-detached house that is situated on a PARTICULARLY GENEROUS PLOT, therefore offering AMPLE POTENTIAL FOR SIDE AND REAR EXTENSIONS (STPP). Nearby there are a choice of sought after schools along with major road links and Watford town centre all nearby. Additionally, the property is to be sold with benefit of NO UPPER CHAIN!

GUIDE PRICE £425,000 ... FREEHOLD

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.

FRONT DOOR INTO HALLWAY

Radiator. Very deep coat/store cupboard 6' deep with power and light. Additional under stairs store cupboard has plumbing for washing machine.

GUEST CLOAKROOM

Low level WC. Wash hand basin. Wall mounted Worcester combi boiler. Front aspect frosted double glazing.

LOUNGE

11' 2" x 12' 3" (3.4m x 3.73m)

Front aspect double glazing. Radiator. Archway to dining room.



DINING ROOM

9' 0" x 11' 2" (2.74m x 3.4m)

Rear aspect double glazing. Radiator.

KITCHEN

9' 9" x 9' 0" (2.97m x 2.74m)

Range of wall and base level units with laminated worktop surfaces. Single drainer sink unit with mixer taps. Tiled floor. Rear aspect double glazing.



STAIRS TO LANDING

Side aspect window. Access to loft.

BEDROOM 1

11' 3" x 10' 6" (3.43m x 3.2m)

Front aspect double glazing. Radiator.

BEDROOM 2

11' 3" x 10' 9" (3.43m x 3.28m)

Rear aspect double glazing. Radiator.



BEDROOM 3

9' 1" x 9' 9" (2.77m x 2.97m)

Rear aspect double glazing. Radiator. Laminate flooring.



BATHROOM

9' 8 (max)" x 6' 0" (2.95m x 1.83m)

White suite comprises of a panel enclosed bath. Low level WC. Wash hand basin. Front aspect frosted double glazing. Large store cupboard. Front aspect frosted double glazing.

FRONTAGE

A driveway provides off street parking.

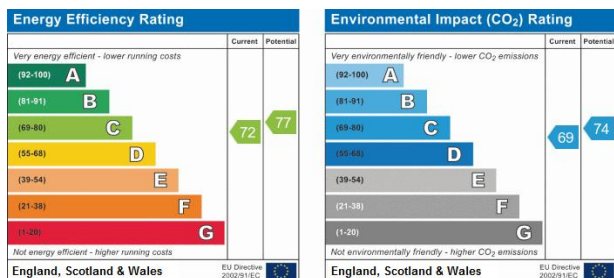
GARDENS

The property occupies an exceptionally broad plot with generous scope for side and rear extensions (stpp).



GARDENS





📞 VIEWING BY APPOINTMENT THROUGH CLAYTONS 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.

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.

DETAILS BY EMAIL

We can now send you full colour sales particulars by email. If you would like to receive details in this way please either telephone us with your address or send an e mail to sales@claytons.co.uk

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