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**AVALON CLOSE, WATFORD – OFFERS IN EXCESS OF £550,000**  
**4 Bedroom Detached House**



Charming 4 bed detached house set on a quiet cul-de-sac just off the popular Lemonfield Estate and benefitting from spacious garden, single garage to side and off street parking.

The ground floor contains; living room with bay window, kitchen with door to garden, separate dining room with door to garden and downstairs toilet.

The first floor contains; 3 double bedrooms, good sized 4th bedroom and family bathroom.

To the rear is a spacious garden with side access.

To the front there is a private garden, off street parking and a single garage.

- 4 bed detached house
- 3 double bedrooms
- Good sized 4th bedroom
- Living room with bay window
- Separate dining room
- Kitchen
- Family bathroom
- Set on a quite cul-de-sac
- Council Tax Band - E (Three Rivers)

Due to its brilliant location, the house is in close proximity to excellent schools, has easy access to the major road links of the M1 & M25 and is only a short distance to all local amenities.



Total area: approx. 104.3 sq. metres (1123.0 sq. feet)



 **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.**

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