

Tel: 01923 677755
Fax: 01923 680729

www.claytons.co.uk

Claytons 



FARMERS CLOSE, WATFORD - £550,000
4 Bedroom Semi-detached House



Three/four bed semi-detached house set on a quiet cul-de-sac, benefitting from a very large rear garden and lots of potential (STPP). The ground floor contains; Living room with bay window, open plan kitchen / dining room, conservatory, porch and large second reception room which could be used as fourth bedroom or potentially own annex.

The first floor contains; two double bedrooms, family bathroom and good sized third bedroom.

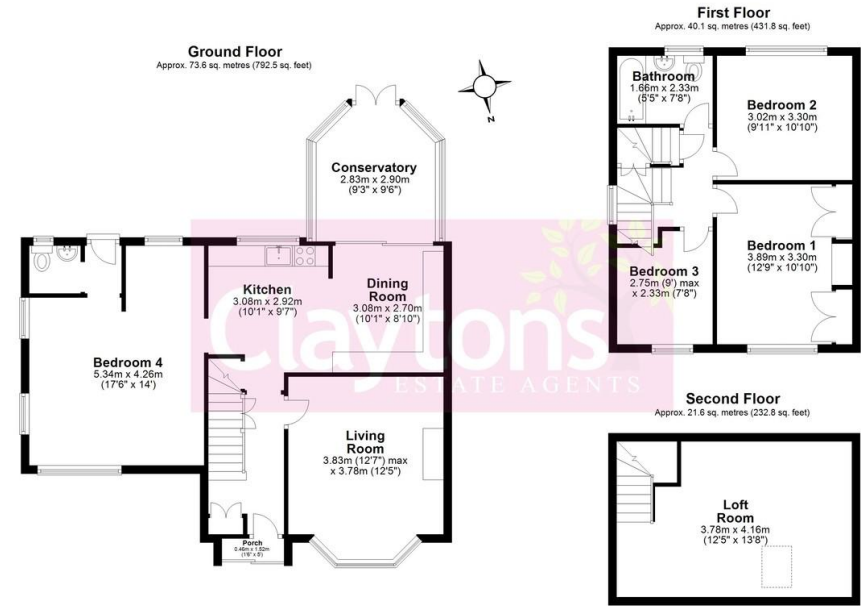
The second floor contains a large room with direct access via a staircase.

To the rear is a very large garden with spacious patio area. To the front there is a private garden.

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.

Council Tax - D (Watford)

- Three/Four bed semi-detached house
- Potential for further extension (STPP)
- Good room sizes throughout
- Open plan kitchen / dining room
- Set on a quiet cul-de-sac
- No upper chain



 VIEWING BY APPOINTMENT THROUGH CLAYTONS 01923 677755

FREE VALUATIONS & MARKETING ADVICE

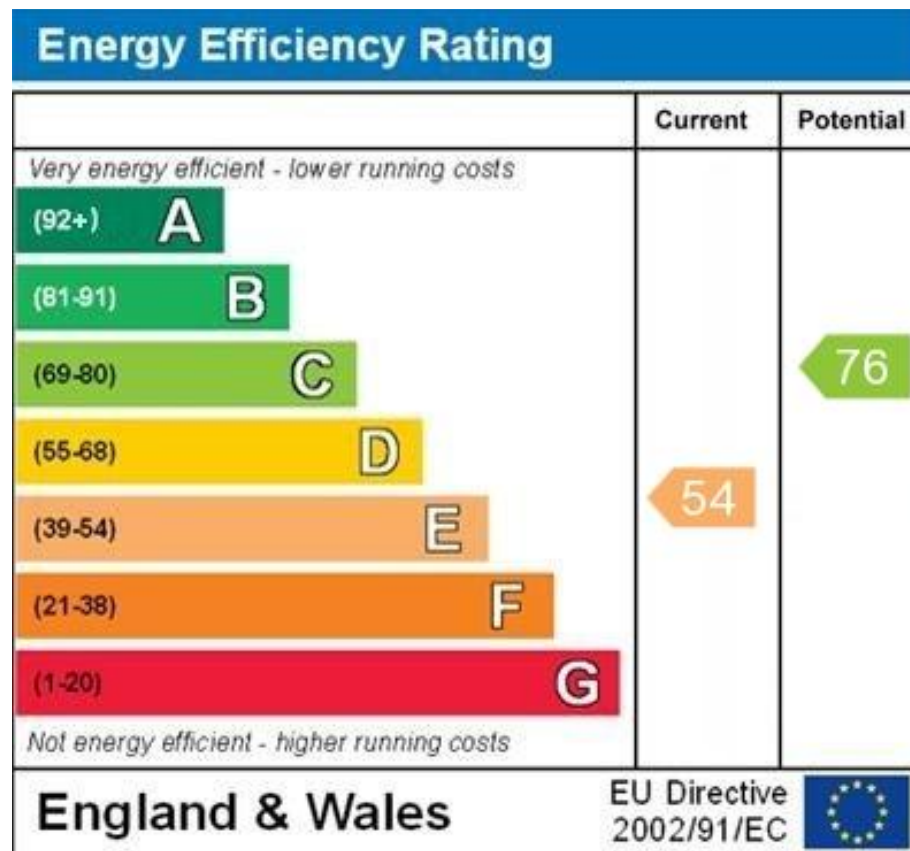
Can we assist you in the sale of your property? If your home is situated within the catchment area of one of our sales offices we would be pleased to offer you a free valuation and market appraisal, a service which we provide without obligation. Competitive fees are always available for both sole and 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.

Claytons & Hayes Ltd • Registered in England No. 2655243 • Registered Office: 4 Garston Park Parade, Garston, Watford, Herts WD25 9LQ • vat No. 579331903

See all our properties at www.claytons.co.uk



WWW.EPC4U.COM