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**YORK WAY, WATFORD - OFFERS IN EXCESS OF £450,000**  
**3 Bedroom End Terraced House**

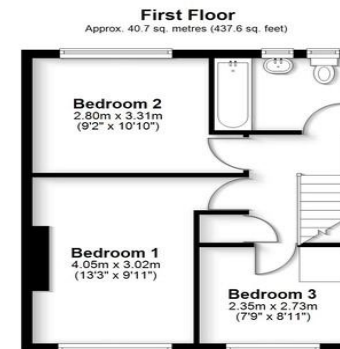
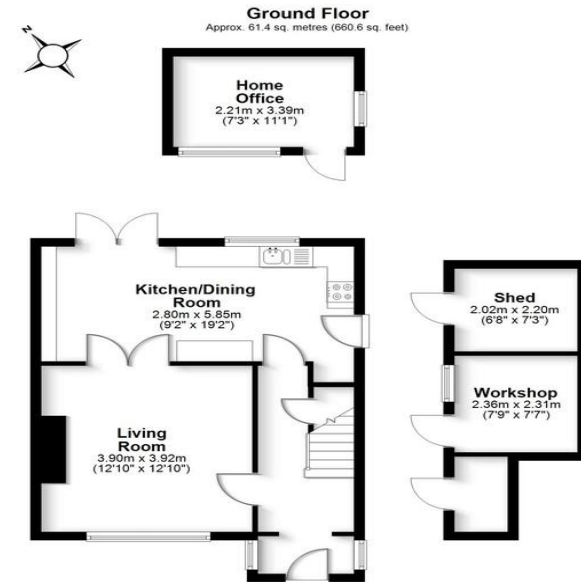




A great example of a three bedroom property which has been very well looked after by the current owners and is ready to move into. On the ground floor you will find a living room leading into a modern kitchen/dining room with direct access into the garden. On the first floor are three bedrooms and a family bathroom. Further benefits include a home office at the rear of the well kept garden, further brick built outbuildings and parking to the front for two-three cars. The property is located within very easy reach of local shops and transport links.

Call now to book a viewing.

- Three bedrooms
- Modern throughout
- Parking to front
- Home office in garden
- Living/dining room
- Close to local amenities
- Total area 102.0 sq metres (1098.2 sq feet)



Total area: approx. 102.0 sq. metres (1098.2 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE - The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - © My Home Property Marketing - Unauthorised reproduction prohibited. Plan produced using PlanUp.



 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.

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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