

Tel: 01923 677755  
Fax: 01923 680729

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**BUCKNALLS LANE, WATFORD – OFFERS IN EXCESS OF £525,000**  
**3 Bedroom Semi-Detached House**



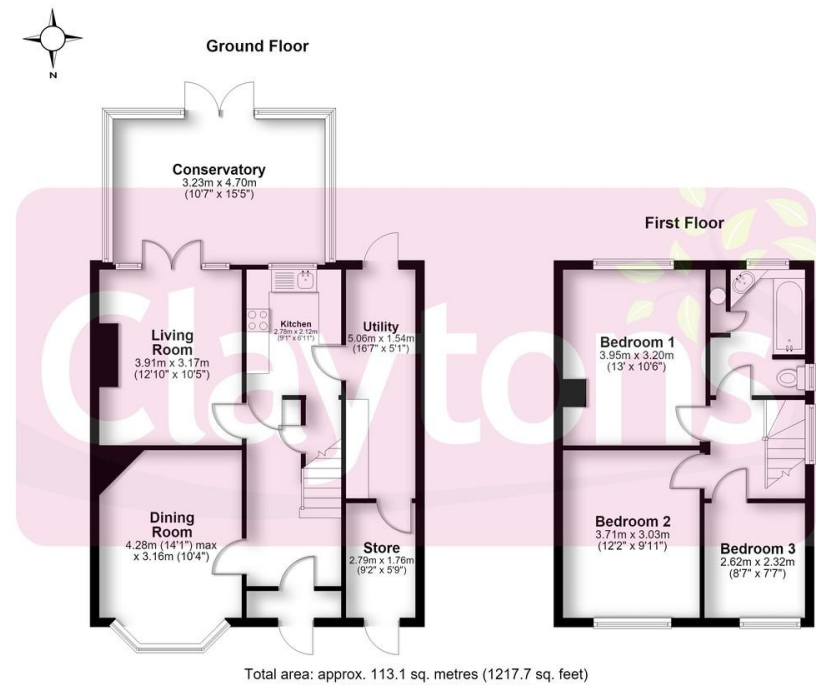
Situated on the ever-popular Bucknalls Lane, this well-presented three-bedroom semi-detached family home offers generous living accommodation, excellent potential for future extension (subject to the necessary planning permissions), and occupies a highly sought-after residential location close to a range of local amenities.

The ground floor comprises a welcoming entrance hall, a bright and spacious living room, a fitted kitchen with ample storage and workspace, providing an ideal space for both everyday family life and entertaining. Upstairs, the property offers three well-proportioned bedrooms and a family bathroom.

Externally, the home benefits from a generous rear garden, perfect for families and outdoor entertaining, while the front provides off-street parking.

Bucknalls Lane is conveniently located within easy reach of excellent local schools, shops, parks and leisure facilities. Garston Station is nearby, offering direct services into London, while the M1, M25 and A41.

- Off-Street Parking (Driveway To Front For Multiple Vehides)
- Excellent Transport Links (Including Links To M1 & M25)
- Potential To Extend STPP (Subject To Planning Permission)
- Large Private Rear Garden
- Close To Schools (Including Sought-After Pamiters School)
- Conservatory
- Utility Room
- Semi-Detached House



 **VIEWING BY APPOINTMENT THROUGH CLAYTONS 01923 677755**

#### **FREE VALUATIONS & MARKETING ADVICE**

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 81 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             | 50 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |