

Tel: 01923 677755
Fax: 01923 680729

www.claytons.co.uk



CAMPION CLOSE, WATFORD – GUIDE PRICE £525,000
3 Bedroom Link Detached

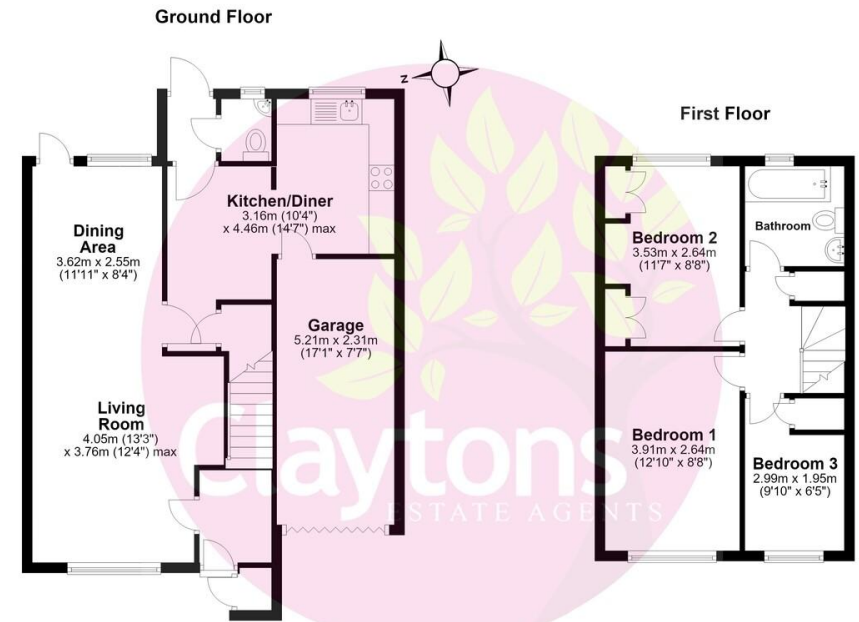


Situated in a quiet residential cul-de-sac, this three-bedroom linked-detached house offers well-proportioned accommodation and is presented in good condition throughout. The property comprises a comfortable living space, three bedrooms, a family bathroom and two WCs, including a useful downstairs cloakroom. Further benefits include a garage and a lovely, low-maintenance rear garden.

The property is located in the popular WD25 area of Watford, close to a range of local shops, amenities and schools. The surrounding area also offers excellent access to Garston Station and the wider road network, including the M1 and M25, making it well suited to both families and commuters.

Overall, this is a well-maintained and practical family home offering a good balance of indoor and outdoor space, with the added benefits of a garage, downstairs WC and low-maintenance garden.

- Three-bedroom linked-detached house
- Quiet residential cul-de-sac location
- Good condition throughout
- Family bathroom
- Two WCs, including a downstairs cloakroom
- Well-proportioned living accommodation
- Garage
- Low-maintenance rear garden



Total area: approx. 95.4 sq. metres (1027.2 sq. feet)

Whilst every effort has been made to ensure the accuracy of this floor plan, measurements are approximate and no responsibility is taken for any errors.



 **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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		