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Claytons 



FIRST AVENUE, WATFORD - £210,000
1 Bedroom Maisonette



A one-bedroom first floor maisonnette situated in a sought-after residential location in Watford, offering an excellent opportunity for first-time buyers, downsizers, or investors. The property benefits from a living/dining room, a fitted kitchen, a generously sized double bedroom, and a bathroom. A standout feature of this home is the private rear garden, providing an ideal space for outdoor dining, entertaining, or simply relaxing. Further benefits include off road parking, double glazing, gas central heating, and convenient access to Watford town centre, local amenities, transport links, and highly regarded schools. Early viewing is highly recommended to fully appreciate all that this attractive property has to offer. No upper chain. *Agents Notes. As an added benefit the property is being sold with the freehold of this property and also the downstairs flat*

- One bedroom
- Maisonnette
- Own garden
- Parking
- Freehold included
- No upper chain
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Total area: approx. 42.8 sq. metres (461.0 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



 **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.

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