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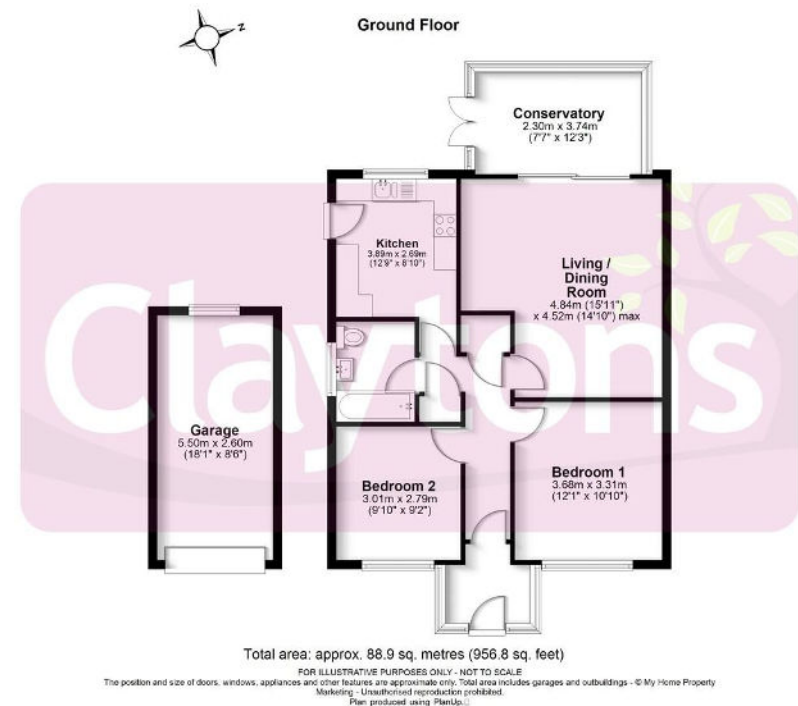


**LAVINIA AVENUE, WATFORD - £500,000 OFFERS IN EXCESS OF
2 Bedroom Semi-Detached Bungalow**



This BEAUTIFULLY REFURBISHED two-bedroom semi-detached bungalow has been finished to a high standard throughout and is ready for IMMEDIATE OCCUPATION. The property has undergone a comprehensive renovation, including a BRAND-NEW contemporary KITCHEN and modern BATHROOM, full re-wiring, and the installation of a NEW COMBINATION BOILER and HEATING SYSTEM. Accommodation is well laid out and includes a bright and spacious living area, two well-proportioned bedrooms, and stylish, newly fitted fixtures and finishes throughout. The refurbishment combines modern comfort with practical living, making this an ideal home for downsizers, first-time buyers, or those seeking single-level living with no work required. Early viewing is highly recommended to fully appreciate the quality of finish on offer.

- Full refurbishment throughout
- Fully re-wired
- Newly-Installed Combination Boiler
- Garage
- Great location
- No upper chain
- Rear garden



 VIEWING BY APPOINTMENT THROUGH CLAYTONS 01923 677755

FREE VALUATIONS & MARKETING ADVICE

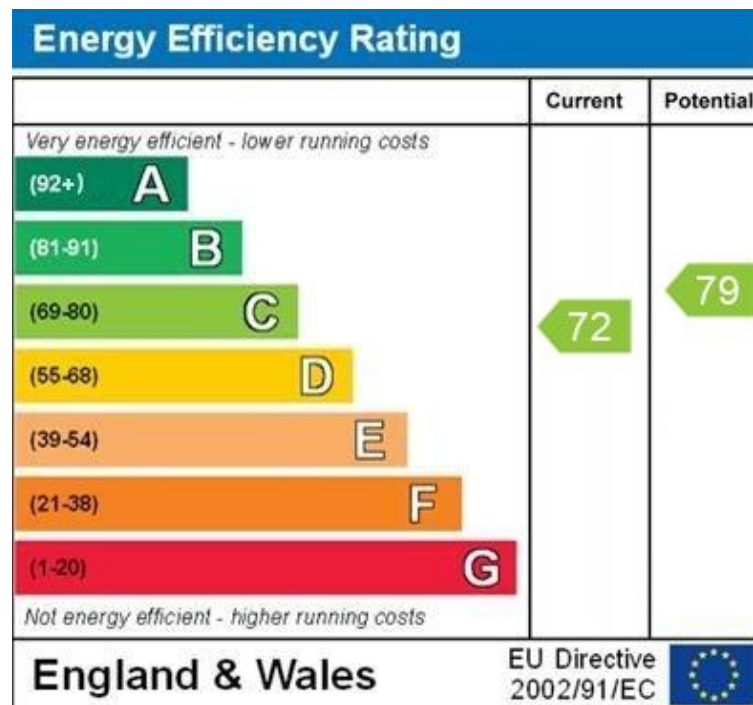
Can we assist you in the sale of your property? If your home is situated within the catchment area of one of our sales offices we would be pleased to offer you a free valuation and market appraisal, a service which we provide without obligation. Competitive fees are always available for both sole and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