

Tel: 01923 677755
Fax: 01923 680729

www.claytons.co.uk



LINGMOOR DRIVE, WATFORD – OIEO £400,000
2 Bedroom End Terraced House



****NO UPPER CHAIN**** A well-presented two-bedroom end-terrace house located in the popular residential area of Garston. This attractive property is in good condition throughout and offers comfortable, practical living ideal for first-time buyers, small families, or investors. The ground floor features a bright and welcoming living room, providing a pleasant space to relax and entertain. To the rear of the property is a modern fitted kitchen with ample storage and worktop space, along with room for dining. Upstairs, the property offers two double bedrooms and a modern family bathroom. Externally, the home enjoys the advantages of being an end-terrace, offering additional privacy and side access. The property also benefits from a low-maintenance rear garden, ideal for entertaining. Situated close to local shops, schools, transport links, and amenities.

- No Upper Chain
- Two double bedrooms
- 2 side by side parking bays
- Good condition
- Great location
- Modern kitchen
- Rear garden
- Large shed ideal for home office/gym



Total area: approx. 54.6 sq. metres (587.2 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.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
©Property Pot. Produced on behalf of Clayton's Estate Agents.
Plan produced using PlanUp.



 VIEWING BY APPOINTMENT THROUGH CLAYTONS 01923 677755

FREE VALUATIONS & MARKETING ADVICE

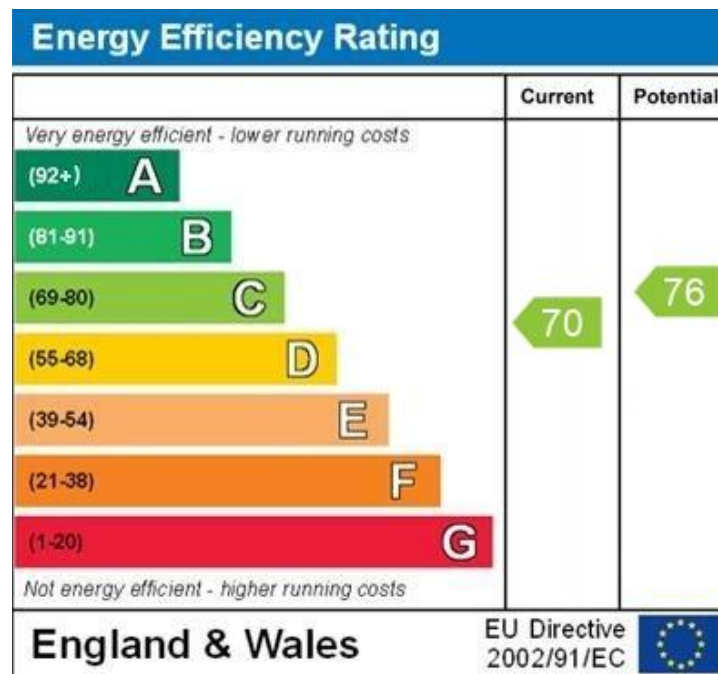
Can we assist you in the sale of your property? If your home is situated within the catchment area of one of our sales offices we would be pleased to offer you a free valuation and market appraisal, a service which we provide without obligation. Competitive fees are always available for both sole and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



WWW.EPC4U.COM