

Tel: 01923 677755
Fax: 01923 680729

www.claytons.co.uk



THE HIDEAWAY, COLLEGE ROAD – OIEO £190,000
1 Bedroom Ground Floor Apartment



This lovely one bedroom ground floor flat is offered to the market with the added benefit of NO UPPER CHAIN and is in good condition throughout.

Internally the property briefly comprises living/dining room overlooking the communal gardens, fitted kitchen, one double bedroom with fitted wardrobe and bathroom. New windows installed December 2025.

Situated in this popular and quiet location close to local amenities, Watford's town centre which offers a multitude of shopping and leisure facilities together with the M1 and M25 major road links are also close by. Call now to book a viewing.

- Ground floor flat
- Quiet location
- Fitted kitchen
- Double bedroom
- Good condition
- No upper chain



Total area: approx. 37.9 sq. metres (408.2 sq. feet)

Claytons Estate Agents has produced this floor plan for information and guidance only. We endeavour to



 **VIEWING BY APPOINTMENT THROUGH CLAYTONS 01923 677755**

FREE VALUATIONS & MARKETING ADVICE

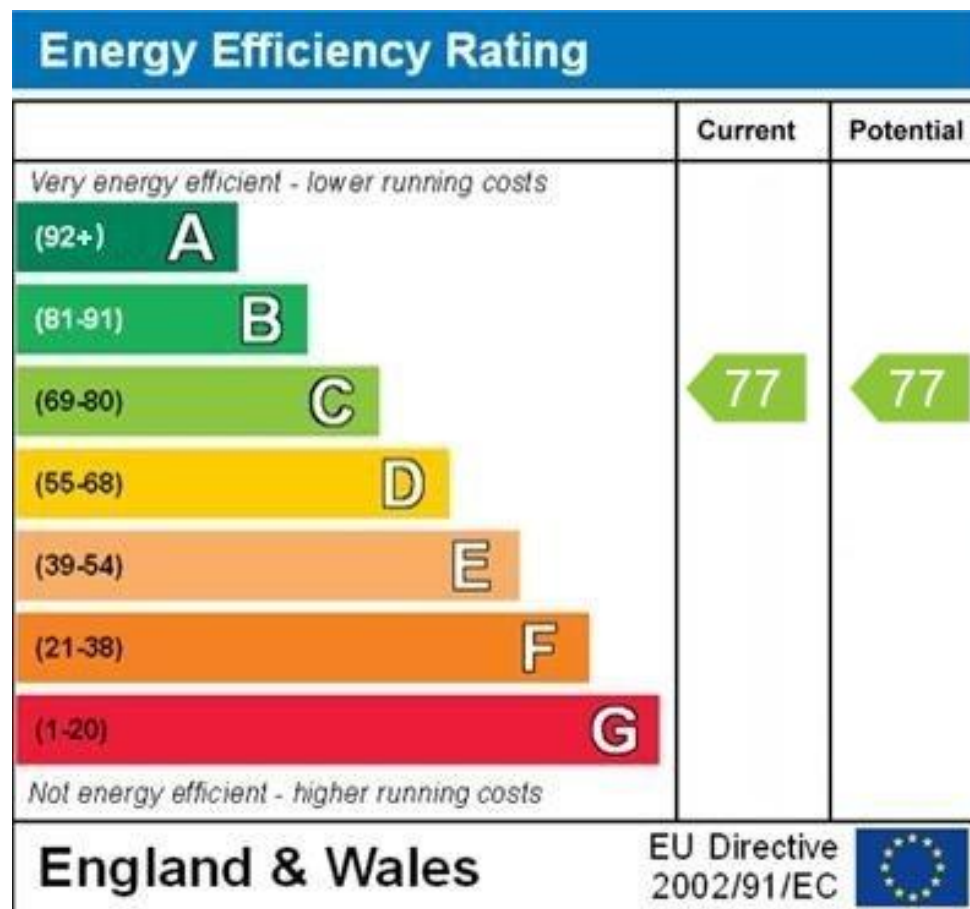
Can we assist you in the sale of your property? If your home is situated within the catchment area of one of our sales offices we would be pleased to offer you a free valuation and market appraisal, a service which we provide without obligation. Competitive fees are always available for both sole and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