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BOVINGDON CRESCENT, WATFORD - £470,000
2 Bedroom End Terraced House



A beautifully presented two-bedroom end-terrace house in Garston, Watford, offered in good condition throughout and benefiting from a recent refurbishment. The property provides well-proportioned and modern living accommodation, making it an ideal choice for first-time buyers, couples or investors. The recent refurbishment gives the home a fresh, contemporary feel while retaining a practical layout.

The ground floor comprises a welcoming reception area, a modern kitchen and access to the rear garden. Upstairs are two bedrooms and a well-appointed family bathroom. Externally, the property benefits from being an end-terrace, providing additional privacy and natural light, together with an attractive rear garden suitable for relaxing or entertaining.

Situated in Garston, Watford, the property is conveniently located for local shops, schools, amenities and transport links, with Watford and surrounding areas easily accessible.

- Two bedrooms
- End terrace
- Full refurbishment
- Parking
- Garden
- No upper chain



Total area: approx. 71.5 sq. metres (769.2 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**

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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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		