

Tel: 01923 677755
Fax: 01923 680729

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CAMPION CLOSE, WATFORD – GUIDE PRICE £525,000
3 Bedroom Link Detached

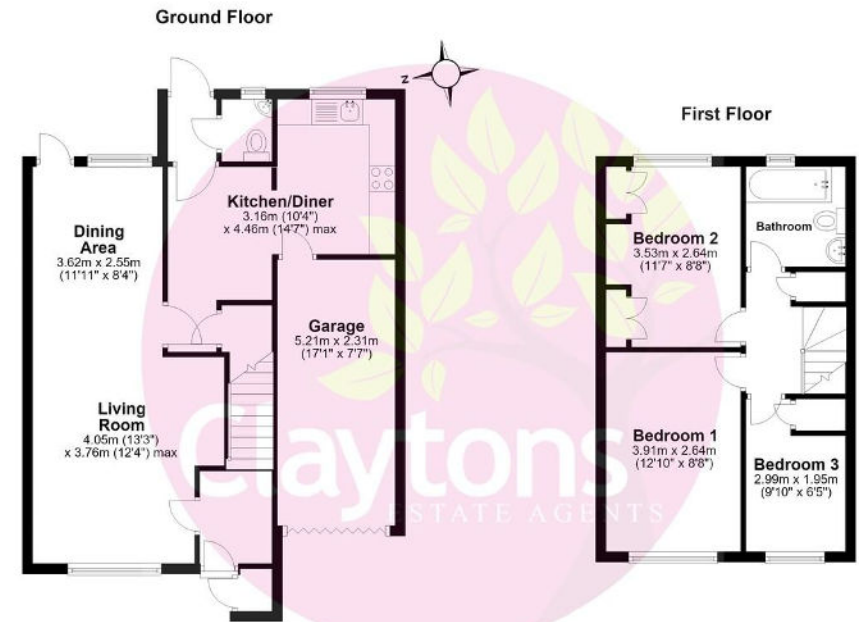


Situated in a quiet residential cul-de-sac, this three-bedroom linked-detached house offers well-proportioned accommodation and is presented in good condition throughout. The property comprises a comfortable living space, three bedrooms, a family bathroom and two WCs, including a useful downstairs cloakroom. Further benefits include a garage and a lovely, low-maintenance rear garden.

The property is located in the popular WD25 area of Watford, close to a range of local shops, amenities and schools. The surrounding area also offers excellent access to Garston Station and the wider road network, including the M1 and M25, making it well suited to both families and commuters.

Overall, this is a well-maintained and practical family home offering a good balance of indoor and outdoor space, with the added benefits of a garage, downstairs WC and low-maintenance garden.

- Three-bedroom linked-detached house
- Quiet residential cul-de-sac location
- Good condition throughout
- Family bathroom
- Two WCs, including a downstairs cloakroom
- Well-proportioned living accommodation
- Garage
- Low-maintenance rear garden



 **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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		