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**CAMPION CLOSE, WATFORD - £500,000 – OFFERS IN EXCESS OF
3 Bedroom Link Detached**



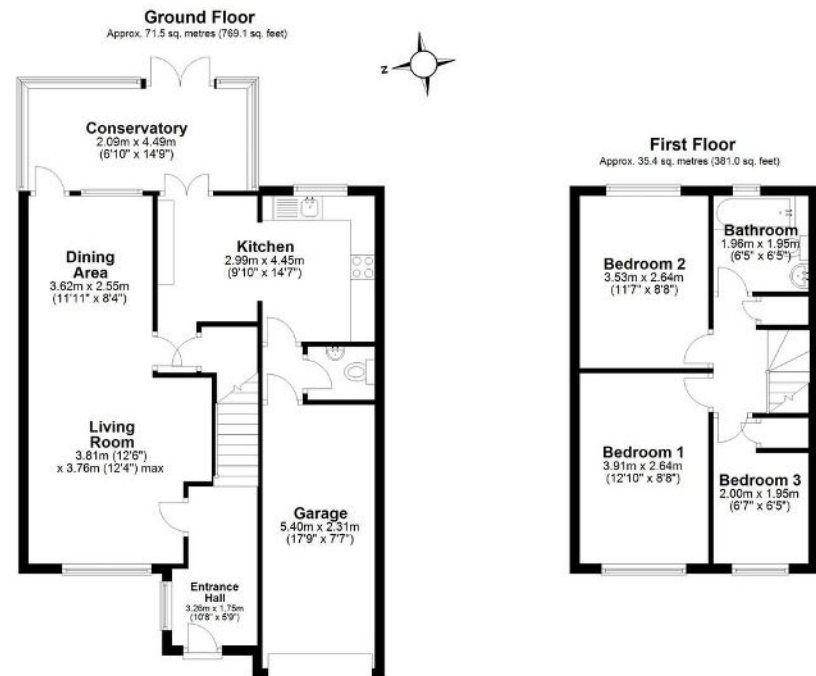
A well-presented three bedroom linked detached house situated in a popular residential cul-de-sac in Watford. The property offers well-proportioned accommodation throughout, making it an ideal home for families and buyers looking for a practical property in a convenient location.

The ground floor comprises a welcoming entrance hall, a spacious living room and a separate kitchen/dining area providing a sociable space for everyday family life and entertaining. The property also benefits from useful additional storage and access to the rear garden.

To the first floor are three bedrooms, including two good-sized double bedrooms and a further bedroom, together with a family bathroom.

Externally, the property benefits from a private rear garden providing an excellent space for outdoor dining and relaxation, while to the front there is off-street parking and access to the property.

Campion Close is ideally positioned for access to a range of local amenities and schools.



- Off-Street Parking (Driveway & Garage)
- Excellent Transport Links (Including Links To M1 & M25)
- Three Bedrooms
- Linked Detached
- Excellent Decorative order
- Close To Schools (Including Parmiter's School))
- Freehold
- Downstairs W/C



 **VIEWING BY APPOINTMENT THROUGH CLAYTONS 01923 677755**

FREE VALUATIONS & MARKETING ADVICE

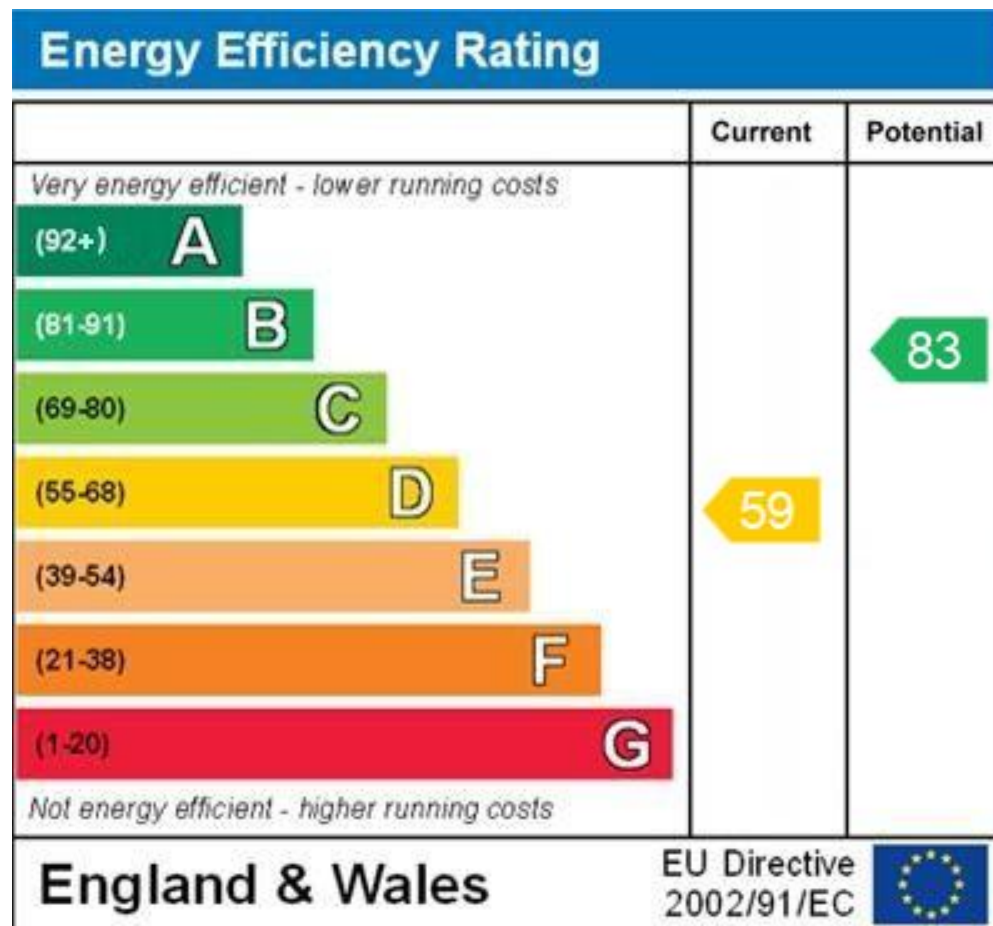
Can we assist you in the sale of your property? If your home is situated within the catchment area of one of our sales offices we would be pleased to offer you a free valuation and market appraisal, a service which we provide without obligation. Competitive fees are always available for both sole and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

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