

Tel: 01923 677755
Fax: 01923 680729

www.claytons.co.uk



LEGGATTS RISE, WATFORD - £475,000
3 Bedroom Mid Terraced House



A well-presented three bedroom mid-terraced house situated in a popular residential location on Leggatts Rise, Watford. The property offers well-proportioned accommodation throughout and would make an ideal family home.

The ground floor comprises a welcoming entrance hall, a spacious reception room providing a comfortable living space, and a well-equipped kitchen with a range of wall and base units and access to the rear garden. Upstairs, there are three bedrooms along with a family bathroom.

Externally, the property benefits from a rear garden providing an excellent outdoor space for relaxing or entertaining, while to the front there is a private front garden.

- Off-Street Parking (Driveway For Two Vehicles)
- Excellent Transport Links (Including Links To M1 & M25)
- Three Double Bedrooms
- Freehold
- Private Rear Garden
- Mid-Terraced House

Located within easy reach of a range of local amenities, schools and transport links, with Watford town centre and its extensive selection of shops, restaurants and leisure facilities also within convenient reach. The property is well positioned for access to major road links including the M1 and M25.



Total area: approx. 90.2 sq. metres (971.0 sq. feet)



 VIEWING BY APPOINTMENT THROUGH CLAYTONS 01923 677755

FREE VALUATIONS & MARKETING ADVICE

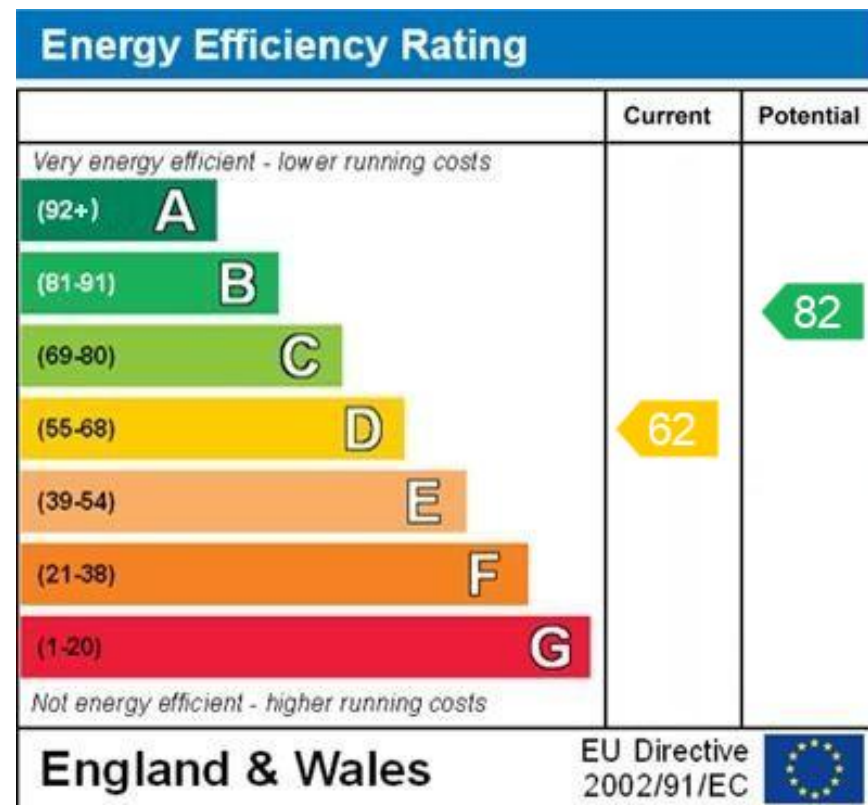
Can we assist you in the sale of your property? If your home is situated within the catchment area of one of our sales offices we would be pleased to offer you a free valuation and market appraisal, a service which we provide without obligation. Competitive fees are always available for both sole and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