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Claytons 



**PRINCES AVENUE
WATFORD HERTS
WD18 7RR**

*** 3 BEDROOM END OF TERRACE PERIOD PROPERTY * 2 RECEPTION ROOMS *
* REFITTED KITCHEN AND BATHROOM * CATCHMENT FOR GRAMMER SCHOOLS *
* PERMIT PARKING * DOUBLE GLAZED * GAS CENTRAL HEATING ***

A beautifully presented 3 bedroom period property located in the catchment for the highly sought after Watford Grammar Schools. Internal accommodation comprises entrance hall, dining room, living room, kitchen and outside WC, 3 well portioned bedrooms + family bathroom, low maintenance rear garden.

OFFERS IN EXCESS OF £400,000 ... FREEHOLD

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.

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ENTRANCE HALL

Newly fitted front door. Stairs rising to first floor landing. Doors to dining room and living room

DINING ROOM

14' x 10' 11" (4.27m x 3.33m)

UPVC double glazed window to front aspect. Ornate fireplace (not in use).



DINING ROOM



LIVING ROOM

11' 10" x 11' 7" (3.61m x 3.53m)

UPVC double glazed patio doors to rear. Door to inner lobby.



KITCHEN/BREAKFAST ROOM

14' x 9' (4.27m x 2.74m)

Range of wall and base level units, with space for washing machine, dishwasher, and fridge/freezer. Built in gas hob, electric oven. UPVC double glazed window to side aspect. Door to outside.



KITCHEN/BREAKFAST ROOM



OUTSIDE WC

Low level WC and wash hand basin .

FIRST FLOOR LANDING

Doors to all 3 bedrooms and refitted family bathroom

BEDROOM 1

14' x 11' 10" (4.27m x 3.61m)

UPVC double glazed bay window to front aspect. Built in wardrobes. Ornate fire (not in use).



BEDROOM 2

11' 10" x 9' (3.61m x 2.74m)

UPVC double glazed window to rear aspect



BEDROOM 3

11' x 9' (3.35m x 2.74m)

UPVC double glazed window to rear aspect



FAMILY BATHROOM

UPVC double glazed window to side aspect. Corner bath, low level WC and wash hand basin.

GARDEN

Low maintenance rear garden with patio seating area, enclosed by timber fence panelling. Side gate.



GARDEN



GARDEN



📞 VIEWING BY APPOINTMENT THROUGH CLAYTONS 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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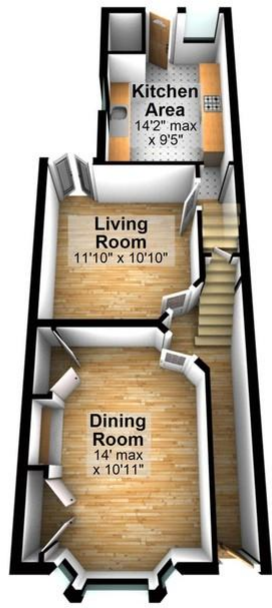
Can we assist you in the sale of your property? If your home is situated within the catchment area of one of our sales offices we would be pleased to offer you a free valuation and market appraisal, a service which we provide without obligation. Competitive fees are always available for both sole and multiple agency. Please contact David Clayton on 01923 677755.

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Ground Floor



First Floor

