

Tel: 01923 677755
Fax: 01923 680729

www.claytons.co.uk

Claytons 



**FALCON WAY, WATFORD - £450,000 OFFERS IN EXCESS OF
3 Bedroom End Terraced House**



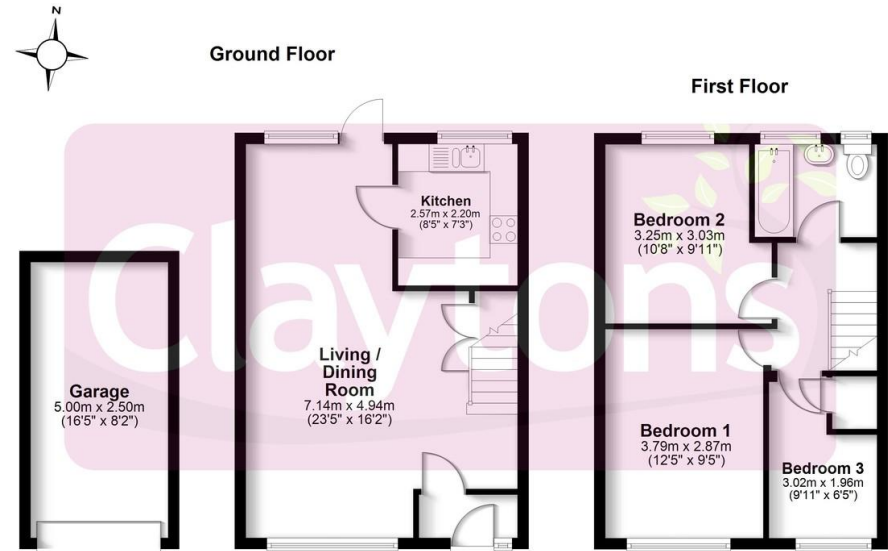
A well-presented three-bedroom end-of-terrace family home, ideally situated on the popular Falcon Way in Watford. This attractive property is offered in good condition throughout, making it ready for immediate occupation.

The ground floor features a bright and spacious reception room, perfect for both relaxing and entertaining, along with a modern fitted kitchen offering ample storage and workspace. Upstairs, the property boasts three well-proportioned bedrooms and a contemporary family bathroom.

Externally, the home benefits from a private rear garden with convenient side access—ideal for families and those who enjoy outdoor space. To the front, there is a driveway providing off-street parking, while an additional garage en bloc offers further storage or parking options.

Located in a sought-after residential area, the property is well-positioned for local schools, shops, and transport links, making it an excellent choice for families, first-time buyers, or investors alike.

- Off-Street Parking (Driveway For Two Vehicles)
- Excellent Transport Links (Including Links To M1 & M25)
- Walking Distance To Garston Train Station
- Excellent Decorative Order
- Garage
- Close To Schools
- Freehold
- End-Terraced



Total area: approx. 83.5 sq. metres (898.5 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - © My Home Property Marketing - Unauthorised reproduction prohibited.
Plan produced using PlanUp...



 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

