Tel: 01923 677755
Fax: 01923 680729
www.claytons.co.uk

Claytons



COATES WAY
GARSTON WATFORD
HERTS WD25 9PA

*** NO UPPER CHAIN * FOUR BEDROOMS * CONSERVATORY ***
*** SEPARATE DINING ROOM * EN SUITE TO MASTER BEDROOM ***
*** OFF ROAD PARKING * GENEROUS REAR GARDEN ***

Clayton are delighted to offer to the market this rarely available four bedroom semi detached family home with main features including two large reception rooms, a kitchen and a conservatory completing the ground floor. To the first floor there are three good size bedrooms and a modern family bathroom as well as stairs leading up to the master bedroom with en suite. Outside the property is set back from the road, with a private driveway providing off road parking. To the rear there is a beautiful, large garden as well as an outside W/C and brick built outbuoildings with power & light. Full inspections are essential

OIEO £450,000… 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.

Claytons & Hayes Ltd • Registered in England No. 2655243 • Registered Office: 4 Garston Park Parade, Garston, Watford, Herts WD25 9LQ • vat No. 579331903

ENTRANCE HALL

LIVING ROOM
12' 10" x 12' 2" (3.91m x 3.71m)



LIVING ROOM



DINING ROOM
10' 2" x 8' 10" (3.1m x 2.69m)



CONSERVATORY
11' 10" x 9' 2" (3.61m x 2.79m)



KITCHEN
9' 10" x 8' 2" (3m x 2.49m)



FIRST FLOOR LANDING



BEDROOM 2
12' 10" x 11' 2" (3.91m x 3.4m)



BEDROOM 3
11' 2" x 10' 2" (3.4m x 3.1m)



BEDROOM 4
7' 10" x 6' 3" (2.39m x 1.91m)

SECOND FLOOR

BEDROOM 1
11' 2" x 11' 2" (3.4m x 3.4m)



EN SUITE



REAR GARDEN
72 ' x 24' 11" (21.95m x 7.59m)

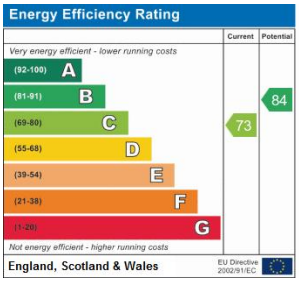


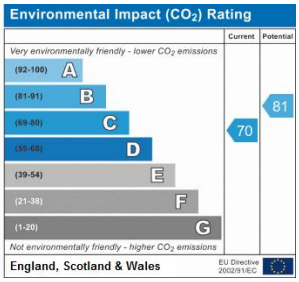
REAR GARDEN



REAR GARDEN







☎ VIEWING BY APPOINTMENT THROUGH CLAYTONS 01923 677755

NB 1) We have not tested any appliances and/or services mentioned in these property particluars 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.

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.

DETAILS BY EMAIL

We can now send you full colour sales particulars by email. If you would like to receive details in this way please either telephone us with your address or send an email to sales@claytons.co.uk

See all our properties at www.claytons.co.uk



Ground Floor



First Floor



Second Floor