



**AITCHISONS**

*selling homes since 1935*

St. Johns Road, Watford, WD17 1PT

Offers In The Region Of £1,000,000 Freehold





In the Conservation Area – This charming property is tucked away in a walled garden that provides complete privacy and is yet only minutes from Watford Junction and about ½ mile from the Town Centre. Between them the house and detached two storey annexe provide around 2,400 sq ft of fascinating and versatile 4/5 bedroom accommodation that would be particularly suitable for someone looking to work from home but needing to ‘hop on the train’ from time to time.

The main house has double front doors to the reception hall and the ground floor also provides sitting room, dining room, kitchen, rear lobby, utility room and cloakroom. Upstairs are principal bedroom with en suite shower, two further double bedrooms and the family bathroom.

The annexe has a ground floor sitting room/office/bedroom and en suite shower. There is a separate front door and stairs to the first floor with a sitting room/kitchen, bedroom and en suite bathroom.

There is off-street parking for three or four vehicles on the driveway (behind sliding electric gate) and a delightful “sun trap” courtyard garden between the house and the annexe.

Early viewing recommended.

■ Conservation Area ■ Secure gated access ■ Walled Garden ■ House & Annexe ■ Four or Five Bedrooms ■ Great Charm & Character ■ Secluded Courtyard Garden ■ Ideal for Extended Family ■ or Home Office(s) ■ Minutes from Watford Junction









# PLAN FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.



## THE OLD COACH HOUSE, WD17

APPROX. GROSS INTERNAL FLOOR AREA 2399.59 SQ FT / 222.93 SQ M

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### VIEWING

Strictly by appointment with Aitchisons

Tel: 01727 855556

Email: [st-albans@aitchisons.co.uk](mailto:st-albans@aitchisons.co.uk)

KING HOUSE 55 VICTORIA STREET  
ST ALBANS  
AL1 3ER

Website: [www.aitchisons.co.uk](http://www.aitchisons.co.uk)

Twitter: @aitchisons

Aitchison Raffety Limited trading as Aitchisons.

Registered Office: Unit 4, Stokenchurch Business Park,  
Ibstone Road, Stokenchurch HP14 3FE

Registered in England & Wales No. 3435902

Ref:

### IMPORTANT NOTICE

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EPC Rating

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King House 55 Victoria Street, St Albans, AL1 3ER

01727 855556

[aitchisons.co.uk](http://aitchisons.co.uk)

