



Coates Way
Watford WD25 9PF

for sale guide price
£635,000



Property Description

This well-maintained family home is ready to move into, with a high standard of presentation, thoughtful renovated throughout. Upon entering, you are welcomed by a tiled hallway leading into a spacious lounge with log burner and second reception room. The contemporary wren kitchen, fitted in 2022, is both functional and stylish, enhanced by a separate utility area and additional storage space.

Upstairs on the first floor are two generous double bedrooms, a comfortable single bedroom, and a modern family bathroom. The second floor showcases a smart loft conversion featuring a large double bedroom with an en-suite shower room, a further office/bedroom, fitted wardrobes with lighting, electric blinds, and underfloor heating.

The rear garden is a standout feature, offering privacy, sunshine, and excellent outdoor storage - including two brick-built outbuildings, a workshop, an outside WC, and a fully insulated shed that has been used as a guest space and home gym.

Set in the highly sought-after Garston area on the north side of Watford, the property is surrounded by highly rated schools, parks, and local shops, with fast access to central London via Garston Station (Abbey Line to Watford Junction) and direct motorway access within minutes.

Watford town centre is easily accessible, offering Intu Shopping Centre, Watford Palace Theatre, Watford Colosseum, and an array of cafes, bars and restaurants.

Don't miss your chance to secure this outstanding family home



Entrance Hall

Front door.

Lounge

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

Bay window.

Kitchen

19' x 11' 6" (5.79m x 3.51m)

Sink with drainer, cooker point, door to garden, door to lean to.

Lean To

Doors to front & rear.

Utility Room

Off lean to, space for washer and dryer sink.

Wc

Off lean to, WC, basin.

Store

Off lean to, storage space.

First Floor Landing

Bedroom 2

12' 10" x 10' 10" (3.91m x 3.30m)

Window.

Bedroom 3

10' 10" x 10' 2" (3.30m x 3.10m)

Window.

Bedroom 4

8' 10" x 7' 10" (2.69m x 2.39m)

Window.

Bathroom

Stairs To Loft Room

Loft Room/ Bedroom 1

11' 6" x 9' 10" (3.51m x 3.00m)

Window.

Ensuite

Shower, WC, basin.

Office/Bedroom 5

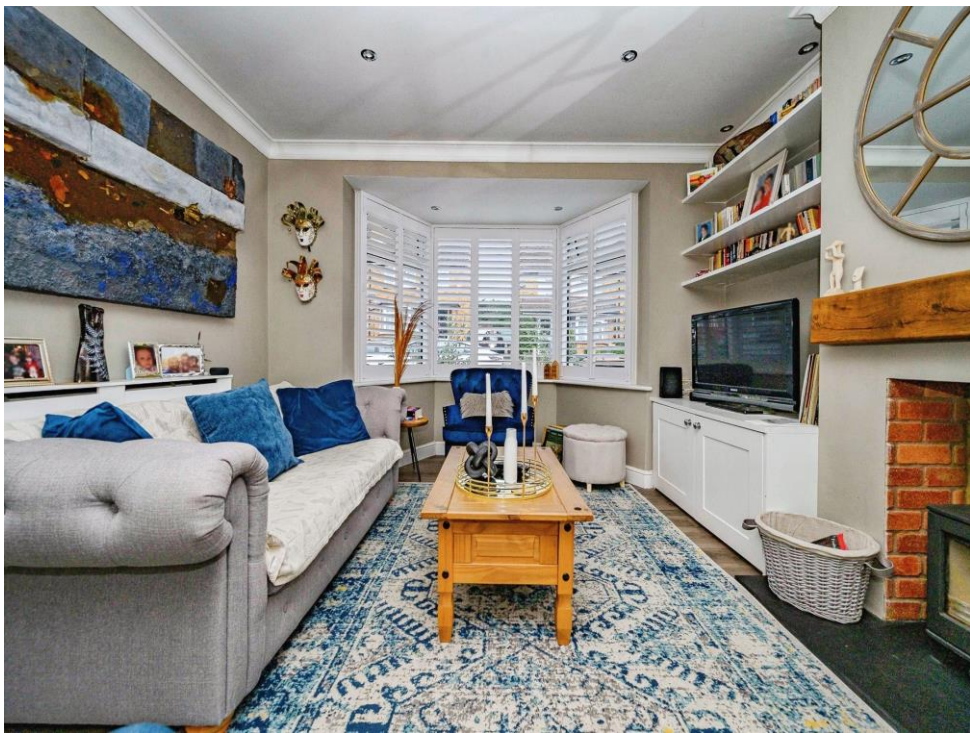
13' 9" x 8' 2" (4.19m x 2.49m)

Outside

Front Garden

Rear Garden









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

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