



Harwoods Road, Watford

In Excess of £475,000

proffitt
& holt





Harwoods Road

Watford

Introducing this exceptional 3-bedroom mid-terraced house, situated in a sought-after location, boasting a southerly aspect garden. This property offers a spacious interior, tastefully presented and meticulously maintained to ensure excellent condition throughout. The ground floor comprises a bright and airy living room, a modern kitchen with ample storage space, and a guest WC. Upstairs, three generously sized bedrooms provide comfortable retreats, accompanied by a family bathroom.

Benefiting from no upper chain, this residence presents a wonderful opportunity for a seamless move-in experience. Located conveniently close to shops, residents will enjoy easy access to local amenities for their daily needs. This property is perfect for families seeking a stylish and comfortable living space in a desirable area. With its well-proportioned rooms and modern finishes, this mid-terraced house is sure to attract those looking for a quality home to call their own. Contact Proffitt & Holt today to book a viewing.





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The property is situated within a short walk of Watford High Street (London Overground) train station, The Pumphouse Theatre and Watford Town Centre which provides entertainment and shopping facilities, including the Intu Watford Shopping Centre, The Palace theatre, Watford Colosseum and numerous restaurants. Further transport links including the Watford Metropolitan Line station, Watford Junction mainline station and bus terminus are only a 10/15 minute walk from Watford town centre. For the road user, both the M1 and M25 motorways can be reached, typically, within a drive of five/ten minutes.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Three Bedrooms
- Terraced House
- Excellent Condition
- Southerly Aspect Garden
- No Upper Chain
- Close to Shops





For broadband and mobile speeds see;

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

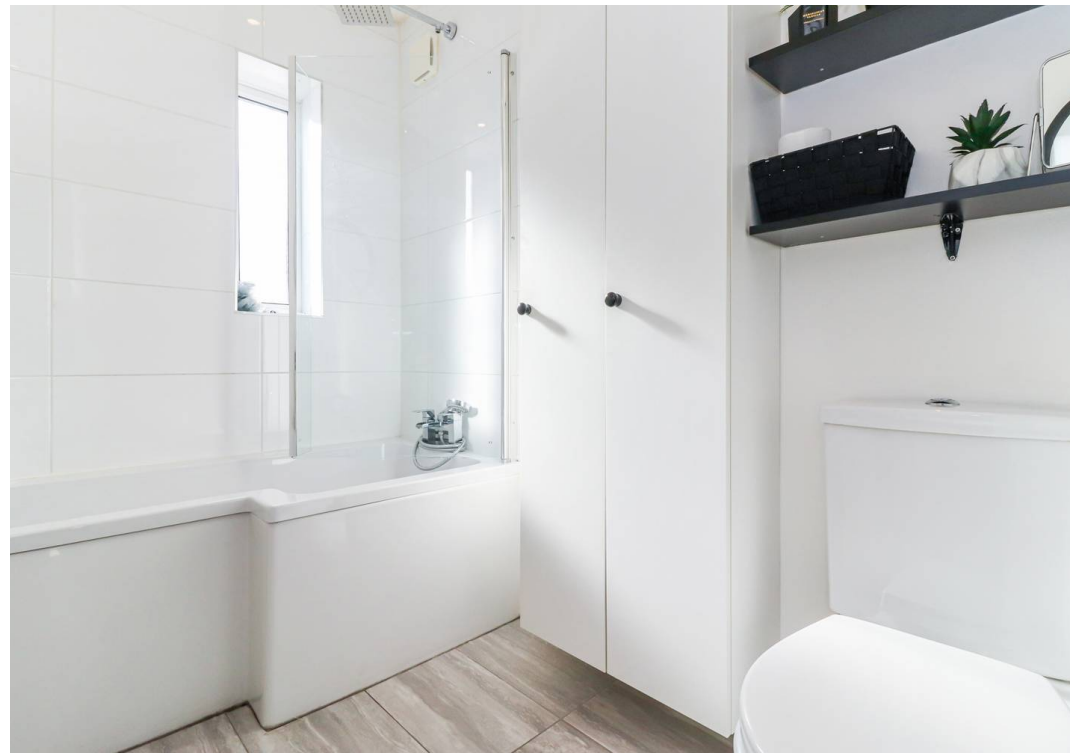
General Information

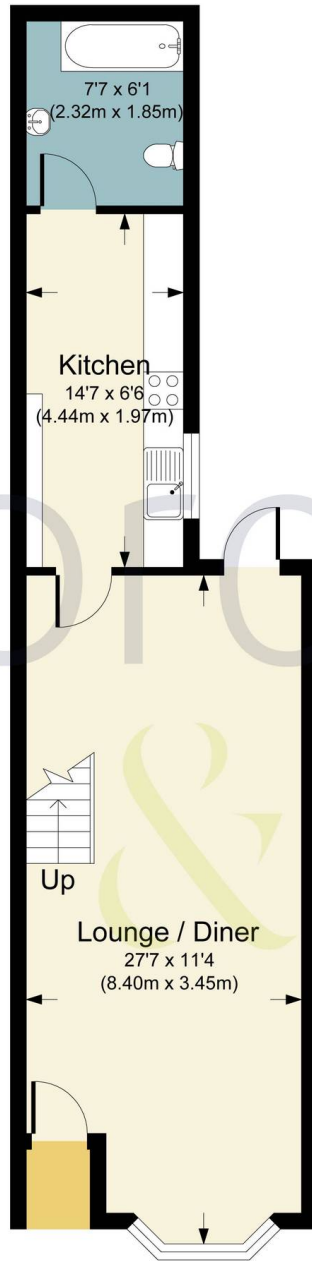
Services

Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

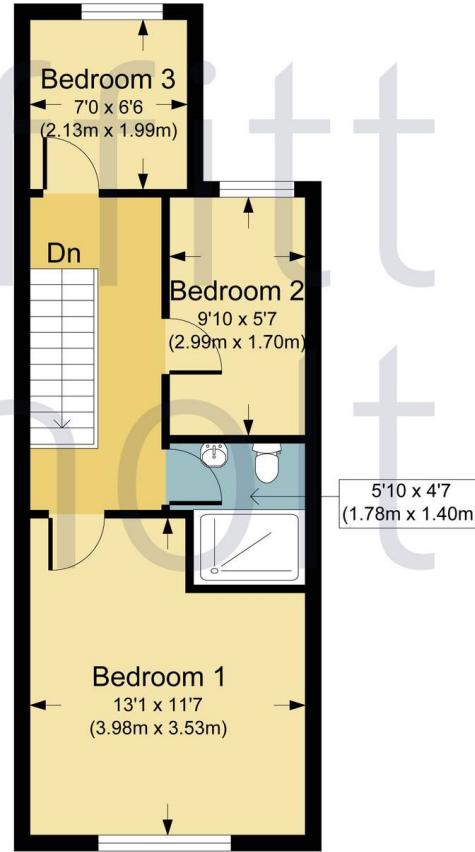
Fixtures and Fittings

All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.

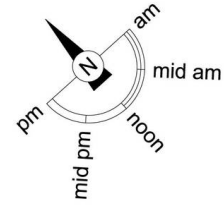




Ground Floor



First Floor



HARWOODS ROAD, WD18

APPROX. GROSS INTERNAL FLOOR AREA 785 SQ FT / 72.92 SQ M
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Proffitt & Holt – Watford

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