



126 Briar Road, Watford

In Excess of £475,000

proffitt
& holt





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, Watford

Proffitt & Holt are pleased to offer this well-presented, extended family home, perfect for those seeking spacious and flexible living. The property features a garage and a private driveway, providing ample off-street parking. On the ground floor, there is a bright and airy lounge which also functions as a study, ideal for modern family life. The kitchen is accompanied by a convenient utility room, offering extra space for household tasks, while the downstairs cloakroom adds further practicality.

The first floor accommodates two well-proportioned bedrooms, both light and welcoming, along with a contemporary family bathroom. The top floor hosts a large loft room, currently used as the third bedroom, offering a versatile space that could easily serve as a master bedroom or guest suite.

Located just a short distance from Kingsway Primary School, local shops, and with easy access to the North Orbital Road, this home is ideally positioned for families. Early viewing is highly recommended to appreciate the size, layout, and excellent location of this wonderful property.

Contact Proffitt & Holt today to arrange a viewing.





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Kingswood residential area is located on the north side of Watford and benefits from Kingsway Junior and Infant School, local shops and amenities, approximately one mile from Garston station with the Abbey Line service between St Albans and Watford Junction, and two miles from Watford Town Centre, with its excellent shopping, entertainment and transport facilities. The property is also well-located for easy access to the motorway network, with both the M1 and M25 motorways within and the A41, typically, a drive of five/ten minutes. Watford Junction station provides fast and frequent services into London, Euston.

Council Tax band: D

Tenure: Freehold

- Three Bedrooms
- Mid-Terrace House
- Driveway Parking
- Extended
- Garage
- Well-Presented
- Utility Room
- Downstairs WC





Broadband type	Highest available download speed	Highest available upload speed	Availability
Standard	15 Mbps	1 Mbps	Good
Superfast	166 Mbps	24 Mbps	Good
Ultrafast	1000 Mbps	220 Mbps	Good

Provider **Voice Data**

EE Likely Likely

Three Likely Likely

O2 Likely Likely

Vodafone Likely Likely





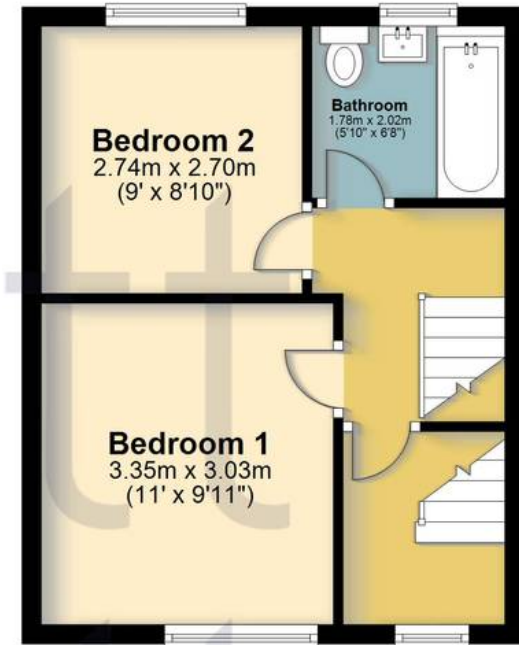
Ground Floor

Approx. 62.6 sq. metres (673.6 sq. feet)



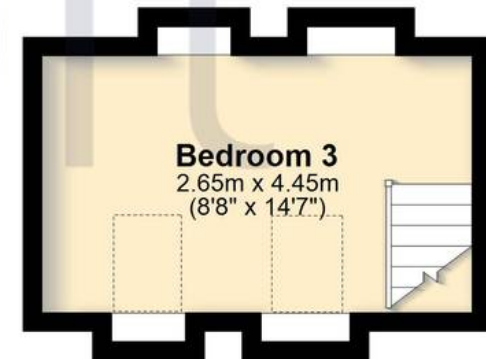
First Floor

Approx. 29.8 sq. metres (320.6 sq. feet)



Second Floor

Approx. 12.8 sq. metres (137.9 sq. feet)



Total area: approx. 105.2 sq. metres (1132.2 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 - Unauthorised reproduction prohibited.

Plan produced using PlanUp.





Proffitt & Holt – Watford

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