



proffitt  
& holt



Marlborough Road, Watford

In Excess of £550,000





## Marlborough Road

Watford

This substantial four-bedroom detached property is situated in a highly sought-after central location and offers a unique opportunity for renovation and restoration. Spanning three floors and approximately 1475 sq. ft., the home is full of character and retains many period features, making it an ideal project for buyers looking to create a bespoke family residence.

The ground floor comprises a bright and spacious living room with a bay window, a separate dining room, a breakfast room, and a kitchen, along with the added convenience of a ground-floor WC. The first floor features three generously sized bedrooms and a family bathroom, providing ample accommodation for a growing family. The second floor houses a further large bedroom, offering flexibility as a master suite or additional living space.

To the rear, the property boasts a private garden, offering the potential to create a delightful outdoor space. With its well-proportioned rooms and versatile layout, this house provides endless opportunities to reimagine the space and unlock its full potential.

Positioned in a prime location close to excellent amenities, transport links, and schools, this property is perfect for those looking to invest in a period home with significant scope for improvement. This is a rare opportunity not to be missed. OFFERED TO THE MARKET WITH NO UPPER CHAIN.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D







## Marlborough Road

### Watford

The property is ideally situated in Central Watford for easy access to Watford's extensive shopping, transport, and entertainment facilities, including the Atria Watford Shopping & Leisure Centre, The Palace and Pumphouse theatres, Watford Colosseum, and numerous restaurants. Watford Metropolitan Line station and Watford Junction mainline station provide fast and frequent services into London. For the road user, access to the motorway network is also close-by, with the M25 & M1 motorways being accessible, typically, within a drive of 5-10 minutes. Also, close-by is the extensive parkland of the Green Flag award-winning Cassiobury Park, The Grove Hotel with its Championship Golf Course, and highly regarded restaurants and the recently built Watford Central Sports Leisure Centre including gym and swimming pool facilities.



- Detached House
- Three Bedrooms
- Central Location
- Renovation Potential
- Period Features
- Private Rear Garden
- No Upper Chain







**For broadband and mobile speeds see:**

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

## **General Information**

### **Services**

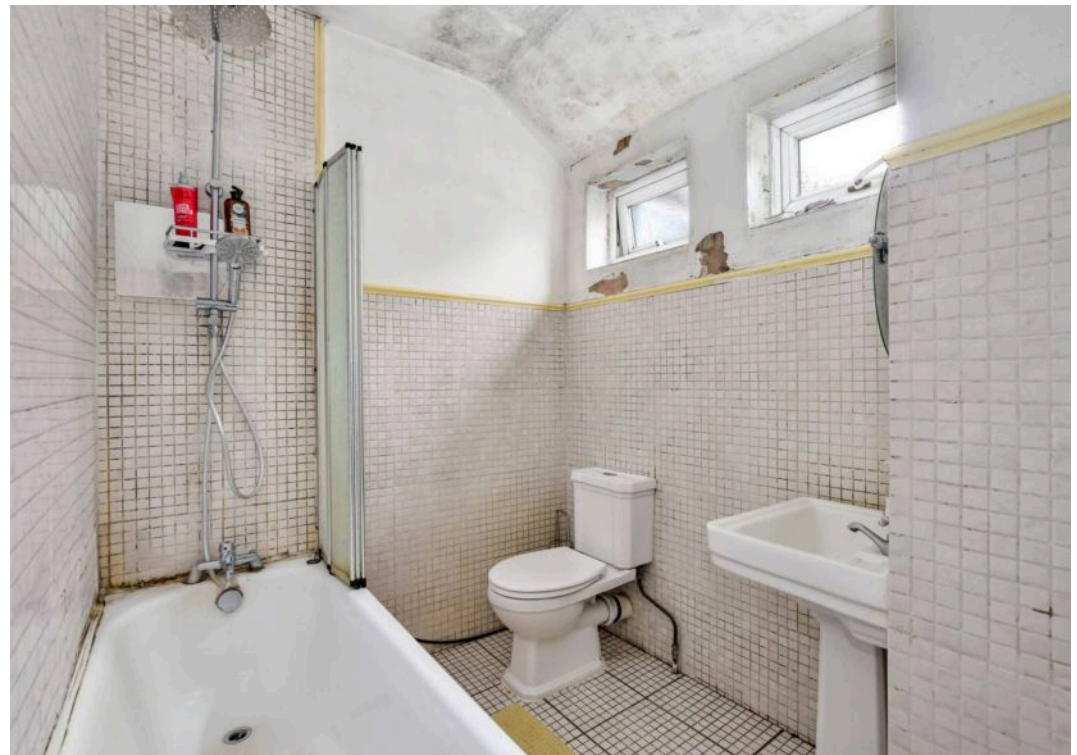
Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

### **Fixtures and Fittings**

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



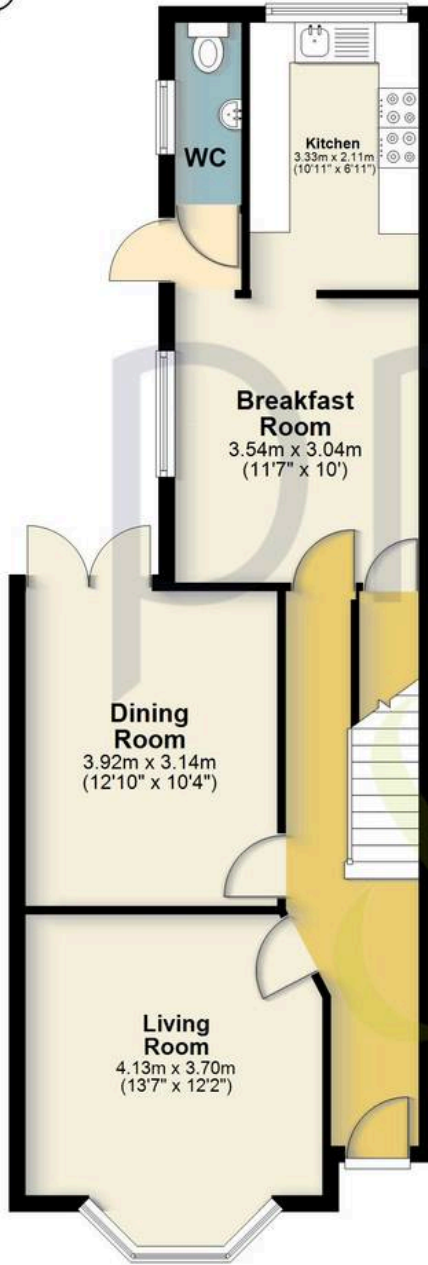






### Ground Floor

Approx. 57.9 sq. metres (623.4 sq. feet)



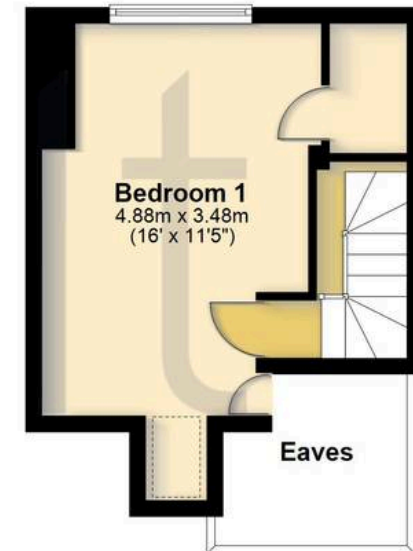
### First Floor

Approx. 53.1 sq. metres (571.6 sq. feet)



### Second Floor

Approx. 26.1 sq. metres (280.9 sq. feet)



Total area: approx. 137.1 sq. metres (1475.9 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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