



Queens Road, Watford

In Excess of £425,000

proffitt  
& holt







## Queens Road

### Watford

Located on the popular Queens Road, this attractive mid-terraced property offers a wonderful blend of period charm and modern convenience. Just 0.3 miles from Watford Junction, the home is perfectly positioned for excellent transport links, vibrant local amenities, and access to major road networks, including the M1, M25, and A41.

The ground floor comprises a welcoming living room at the front, a separate dining room ideal for entertaining, and a well-equipped kitchen at the rear with access to the private garden. A versatile basement snug or cinema room provides additional space for work, relaxation, or hobbies.

Upstairs, the property features two generously sized bedrooms, and a stylish family bathroom. The second bedroom provides access to a loft room, offering additional flexibility for use as a study, hobby area, or extra storage.

Outside, the private rear garden offers a tranquil retreat, with rear access to your own garage, providing convenient storage and secure parking. There is further space for parking here, as well as resident permit parking available.

This delightful Victorian home, situated in a sought-after location, is ideal for buyers seeking charm, flexibility, and connectivity in the heart of Watford.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E







## Queens Road

Watford

Watford Town Centre provides extensive shopping, transport and entertainment facilities including the Atria Shopping Centre, several theatres, and numerous restaurants. For the road user, both the M1 & M25 motorways can be reached, typically, within a drive of 5-10 minutes. Watford Junction mainline station provides fast and frequent services into London (Euston approx.15 mins), with Watford Junction being only a 5-minute walk away.

- Victorian era Terrace Family Home
- Two Bedrooms
- Basement
- Loft Room
- Garage
- Private Rear Garden
- 0.3 Miles to Watford Junction Mainline Station
- Central Watford Location





**For broadband and mobile speeds see:**

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

## **General Information**

### **Services**

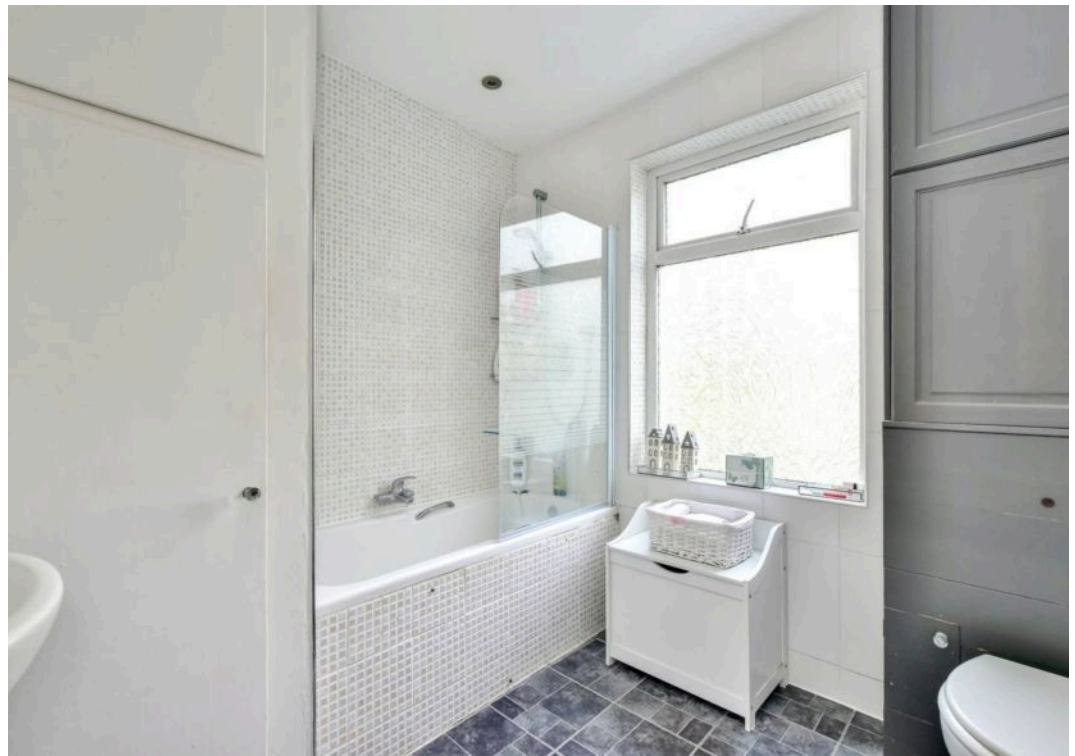
Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

### **Fixtures and Fittings**

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







## Basement

Approx. 13.8 sq. metres (148.8 sq. feet)



## Ground Floor

Approx. 47.8 sq. metres (514.4 sq. feet)



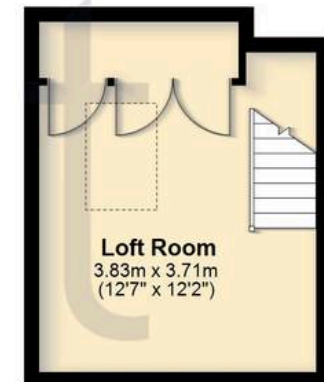
## First Floor

Approx. 32.7 sq. metres (352.5 sq. feet)



## Second Floor

Approx. 17.0 sq. metres (182.7 sq. feet)



Total area: approx. 111.3 sq. metres (1198.3 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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