



Stamford Road, Watford

In Excess of £800,000

proffitt
& holt





Stamford Road

Watford

Welcome to this beautifully presented Victorian detached home, offering an elegant blend of period charm and modern living. Located in a desirable area, this property boasts spacious interiors and a well-kept garden.

As you step through the front door, you are welcomed into a bright and inviting living room, featuring high ceilings and characterful details. This leads seamlessly into a cosy snug, perfect for relaxing evenings. Beyond, the spacious kitchen/diner provides a fantastic space for entertaining, complete with modern fittings and ample storage. A downstairs WC adds to the convenience of the ground floor. Additionally, there is access to the basement/cellar, offering excellent storage or potential for further development.

Upstairs, you'll find three well-proportioned double bedrooms, each offering plenty of natural light and sense of space. The modern family bathroom is beautifully finished, featuring both a separate bath and shower for added luxury.

Outside, the garden is a true sun trap, providing a private and mature outdoor space to enjoy. There is also an outdoor shed, which, if removed, would create a secure parking space.

This charming home is ideal for families and professionals alike, offering classic Victorian features with all the modern conveniences.

For more information or to arrange a viewing, contact Proffitt & Holt today.





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Nascot Village is a sought-after residential area within easy walking distance of local shops and amenities, Watford Junction mainline station and Watford town centre. The M1 and M25 motorways can be reached, typically, within a drive of five/ten minutes and both Watford Metropolitan Line station and Watford Junction mainline station provide fast and frequent services into London. Watford Town Centre provides extensive shopping, transport and entertainment facilities including the Intu Watford Shopping Centre, The Palace and Pumphouse theatres, Watford Colosseum and numerous restaurants.

Council Tax Band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Three Bedroom Detached Family Home
- Period Features
- Sought-After Location
- Mature Private Garden
- Basement
- Side Access





For broadband and mobile speeds see:

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

General Information

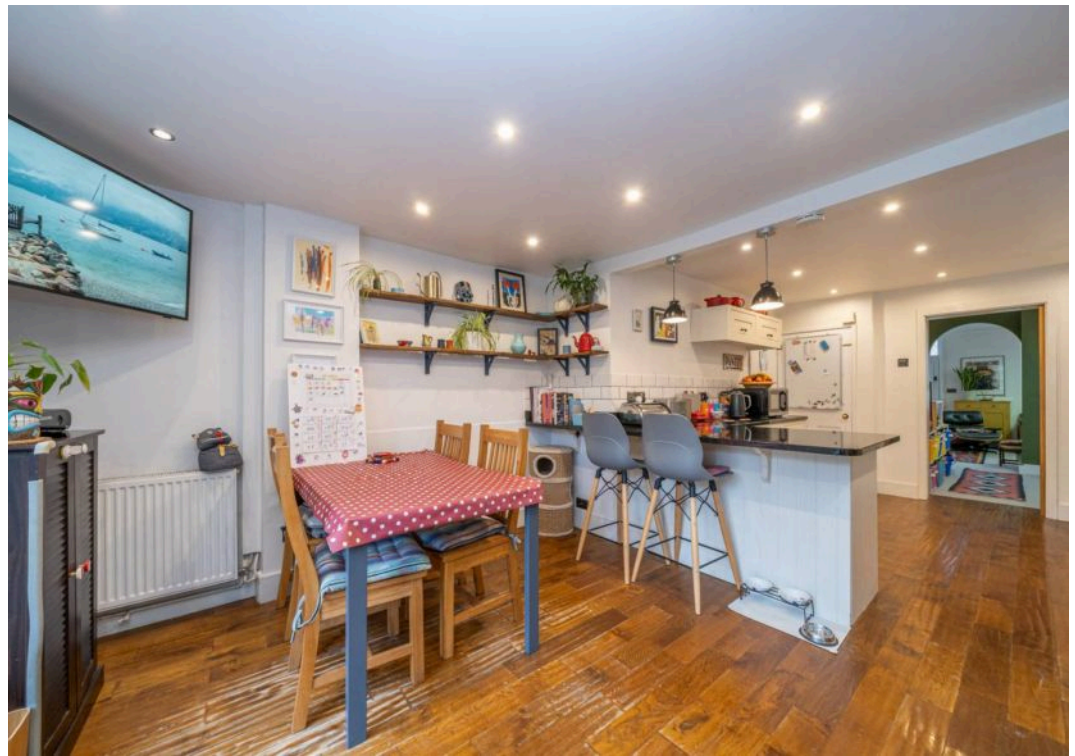
Services

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. 64.2 sq. metres (690.8 sq. feet)



First Floor

Approx. 53.5 sq. metres (575.7 sq. feet)



Total area: approx. 135.4 sq. metres (1457.7 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO
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Proffitt & Holt – Watford

141 The Parade, High Street – WD17 1NA

01923 222522 • watford@proffitt-holt.co.uk • www.proffitt-holt.co.uk/

