



Crown Rise, Garston, Watford
£600,000

proffitt
& holt





Crown Rise

Garston, Watford

A wonderful opportunity to acquire this three bedroom semi-detached family home situated in this quiet location just moments from the local amenities and major road transport links. This already spacious property has scope for extension, STPP and benefits from a large and well maintained rear garden plus there is driveway parking.

This fantastic family home comprises on the ground floor of an entrance hall with stairs rising to the first floor, a good size sitting room with a feature gas fireplace plus a separate dining room at the rear of the property with patio doors leading to the garden. The modern fitted kitchen has ample wall and base units with built-in appliances and leads through to both the downstairs cloakroom and additional reception/family room. On the first floor, there are three good size bedrooms, all of which are served off the landing by the 3-piece family bathroom.

Externally, there is a pretty garden to the front plus driveway parking and gated side access leading to the rear. The larger than average rear garden is beautifully maintained and a real bonus to this established home. There is a large raised area with space for table and chairs, a spacious lawn area, an abundance of tall trees, bushes and herbaceous borders which offer a high degree of privacy and seclusion; plus there is a greenhouse and wooden shed to the rear.





Crown Rise

Garston, Watford

Garston is situated on the north side of Watford and has several schools, parks, local amenities, and links to the major motorways. Garston train station with the Abbey Line service runs between St Albans and Watford Junction, which in turn provides fast and frequent services into London, Euston. Watford town centre provides extensive shopping, transport, and entertainment facilities, including the Atria Watford Shopping & Leisure Centre, The Palace and Pumphouse theatres, Watford Colosseum, and numerous restaurants. For the road commuter, both the M1 and M25 motorways are within, typically, a drive of five/ten minutes.

Council Tax Band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Downstairs Cloakroom
- Large and Secluded Rear Garden
- Further Reception Room/Bedroom 4
- Scope For Extension STPP
- Quiet Location
- Semi-Detached Family Home
- Close to Several Highly Regarded Schools and Major Transport Links
- Large Sitting Room





For broadband and mobile speeds see:

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

General Information

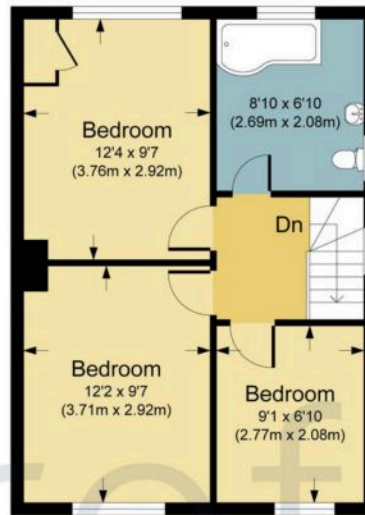
Services

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.

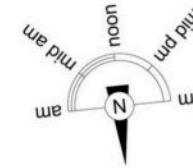




First Floor



Ground Floor



CROWN RISE, WD25

APPROX. GROSS INTERNAL FLOOR AREA 1114.92 SQ FT / 103.58 SQ M.

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Proffitt & Holt – Watford

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