



Hopwood Close, Watford

In Excess of £585,000

proffitt
& holt





Hopwood Close

Watford

A stylish and well-presented three-bedroom family home, ideally located in the sought-after Hopwood Close, Watford.

This modern property offers generous and versatile living space throughout, making it an ideal choice for growing families or those working from home.

The ground floor includes a welcoming entrance hall, cloakroom, a handy study or office under the stairs, and a spacious open-plan lounge/dining area. The highlight is the beautifully extended and fully fitted German kitchen/breakfast room including Neff dishwasher and washer dryer plus wine cooler, finished with high-quality flooring and offering a practical and sociable space. The former garage has been thoughtfully converted to provide a flexible room that could serve as a home office, gym, playroom or guest room. Upstairs, there are three good-sized bedrooms, including a principal bedroom with an en suite shower room, along with a modern family bathroom.

Externally, the property benefits from a driveway to the side with space for two vehicles. The rear garden features a smart patio area with an overhead canopy, as well as a raised artificial lawn—perfect for entertaining and low-maintenance living.

Hopwood Close is conveniently located just a short stroll from the highly regarded Holy Rood Primary School, and excellent transport links including the M25, A41, and M1 are all easily accessible. The Grove Hotel and Golf Course is also nearby, offering leisure and dining options close to home.

A must-see home in a family-friendly location. Contact us today to arrange your viewing.





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Hopwood Close is situated approximately two miles from Watford's busy Town Centre with its extensive range of shops, amenities and also a similar distance from Watford Junction Station, which provides a swift and frequent service into London Euston (18 mins). Alternatively, there are local shops within a 10 minute walk.

For the commuter wishing to travel by road, both the M1 & M25 motorway networks lie, typically, within a 5-10 minute drive. Holy Rood Primary School is approximately 5 minutes walking distance from the property.



- Three Bedrooms
- Two Bathrooms
- Extended to Rear
- Converted Garage
- Off Street Parking
- Close to Schools
- Quiet Sought-After Road





For broadband and mobile speeds see:

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

General Information

Services

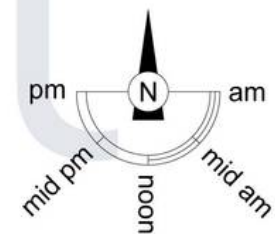
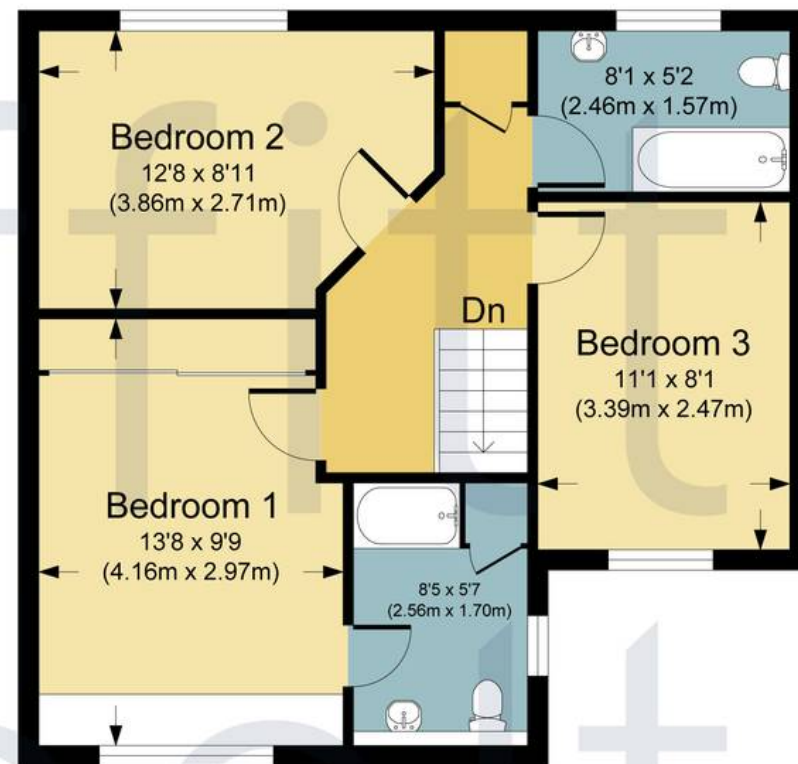
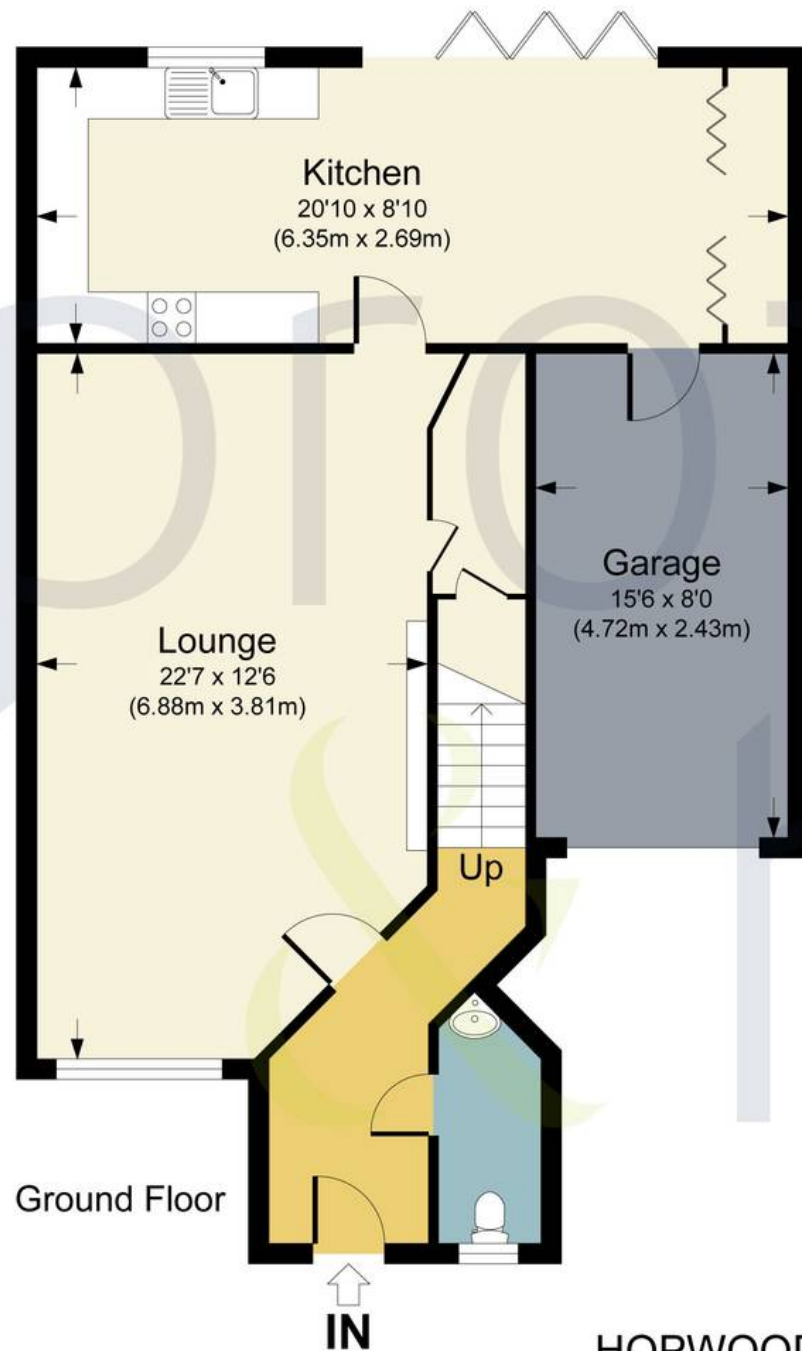
Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

Fixtures and Fittings

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







HOPWOOD CLOSE, WD17

APPROX. GROSS INTERNAL FLOOR AREA 1248.82 SQ FT / 116.02 SQ M. INC. GARAGE

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Proffitt & Holt – Watford

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