



St. Albans Road, Garston, Watford

Guide Price £775,000

proffitt
& holt





St. Albans Road

Garston, Watford



Ideally situated with excellent transport links and close to a range of highly regarded schools, including the ever-popular Parmiter's School, this impressive and well-appointed four-bedroom detached home is brought to the market by Proffitt & Holt and offers generous living space, a thoughtful layout, and high-quality finishes throughout—making it an ideal choice for families.

The ground floor features multiple reception rooms, including a bright and spacious lounge, a separate dining room, and an extended kitchen/breakfast room with doors opening directly onto the rear garden and underfloor heating. A utility room and ground floor WC add practicality to the living space. Additionally, the property benefits from an outhouse with power and lighting, ideal for storage or use as a workshop.

Upstairs, the home offers four well-proportioned bedrooms. The standout principal bedroom suite boasts a walk-in dressing room leading through to a sleek en-suite shower room, while a modern family bathroom serves the remaining bedrooms. The property also features a large loft and loft room, offering excellent potential for conversion (subject to the necessary consents), and there is expired planning permission for an extension to the rear, providing further opportunity to enhance the living space.

Externally, the landscaped rear garden enjoys a sunny southerly aspect, creating a fantastic space for outdoor dining and relaxation. To the front, there is driveway parking for multiple vehicles.

Thoughtfully extended and maintained in excellent condition, this detached home offers space, comfort, and flexibility in a well-connected and desirable location.



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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 provides an Abbey Line service which 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 Intu Watford Shopping 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: F – Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Detached Family Home
- Excellent Transport Links
- Southerly-Facing, Landscaped Garden
- Expansive Loft Space
- Extended Property
- Excellent Condition
- Multiple Receptions
- Close to Excellent Schools
- New boiler installed with 5 year warranty





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

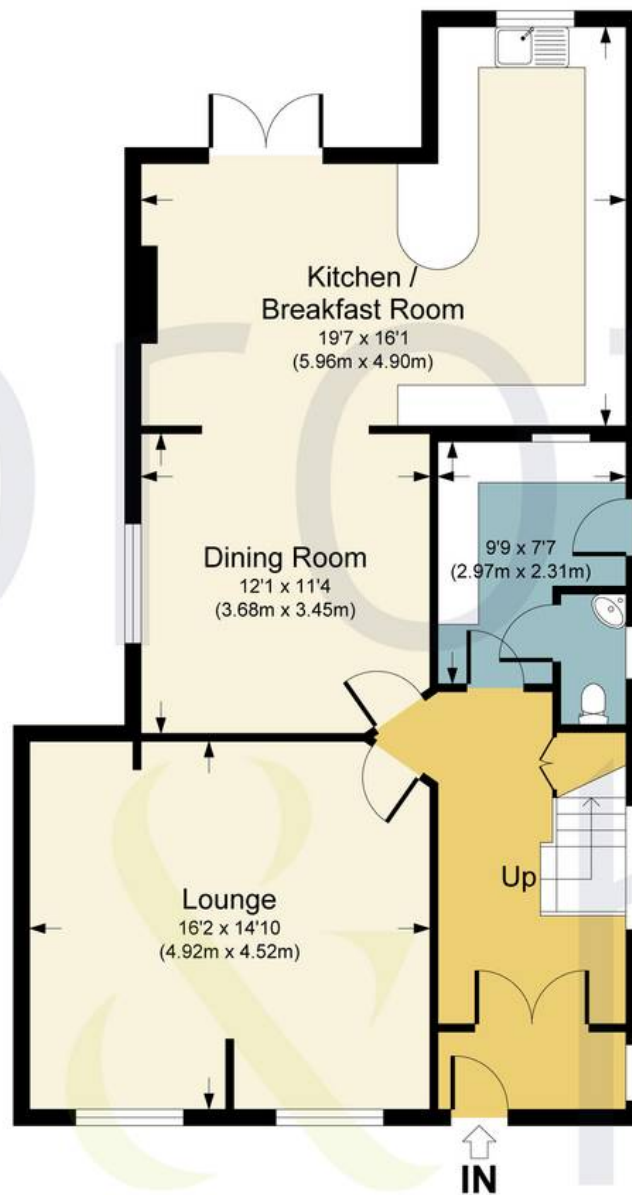
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.



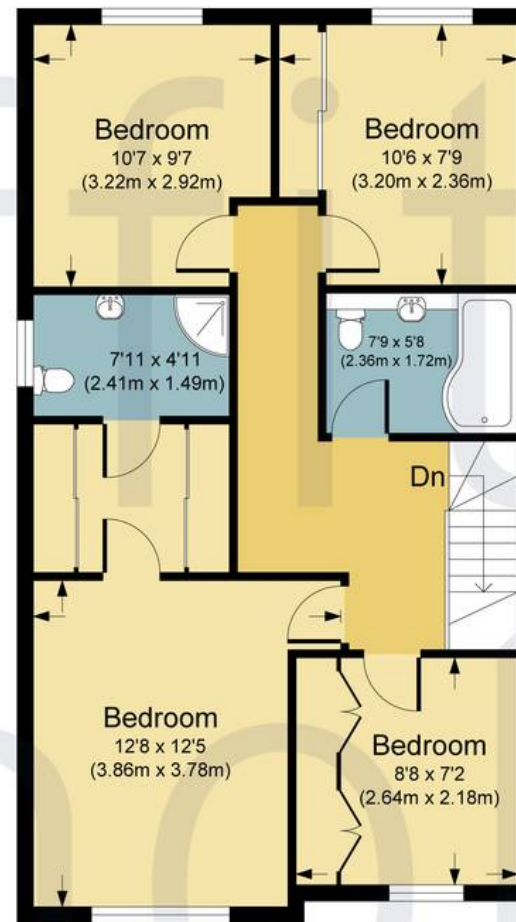




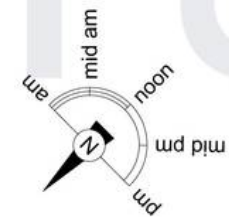




Ground Floor



First Floor



ST ALBANS ROAD, WD25

APPROX. GROSS INTERNAL FLOOR AREA 1541.06 SQ FT / 143.17 SQ M.

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Proffitt & Holt – Watford

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