



North Watford

Offers in excess of £600,000

proffitt
& holt





Bushey Mill Crescent

North Watford

Brought to market by Proffitt & Holt – A beautifully presented and extended three-bedroom semi-detached home, ideally located within easy reach of Watford North train station and a range of local amenities.

This immaculate property is ready to move straight into and offers a superb blend of modern style and practical living, perfect for families or professionals.

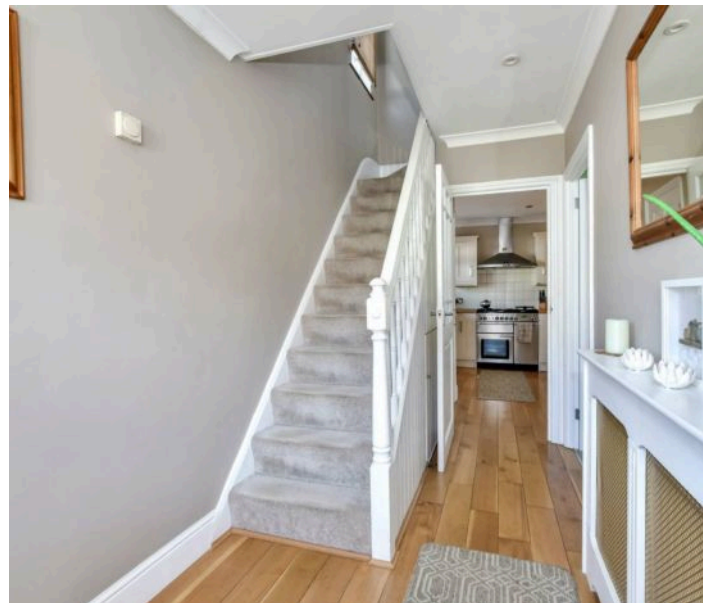
The ground floor comprises a welcoming entrance hall with useful understairs storage, a bright front-facing living room, and an impressive open-plan kitchen/dining/family room to the rear. The contemporary kitchen features a central island and offers plenty of workspace and storage, making it ideal for both everyday use and entertaining. A separate utility room and a modern downstairs shower room add further flexibility. Upstairs, the property offers three well-proportioned bedrooms, with fitted wardrobes to bedrooms one and two, along with a stylish family bathroom.

Externally, the rear southerly-facing garden is attractively landscaped with a mix of lawn and patio, and includes a hard-standing area currently housing a shed, which could be repurposed for additional parking via gated access from the rear. The property also benefits from a driveway to the front, providing valuable off-street parking.

Located just a short walk from Watford North station and within easy reach of local supermarkets, schools, and transport links, this is a home that combines comfort, convenience, and quality.

An internal viewing is highly recommended to appreciate the space, finish, and potential on offer.





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The property is situated within a sought-after residential location within the catchment area and easy walking distance of Parkgate Infants & Nursery School, Parkgate Junior School, and Knutsford School. Also, close-by are local shops, amenities and the Watford North train station which runs an Abbey Line service between St Albans and Watford Junction. Watford Junction provides fast and frequent services to London, Euston and for the road user, the M1 and M25 motorways can be reached, typically, within a drive of five/ten minutes. 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.

Tenure: Freehold

Energy Efficiency Rating: E / Council Tax Band: E

- Three bedrooms
- Extended kitchen/family room
- Immaculate throughout
- Driveway to front
- Utility & downstairs shower room
- Southerly-facing rear garden
- Close to Watford North train station
- Close to schools





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.

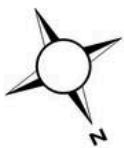
Fixtures and Fittings

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



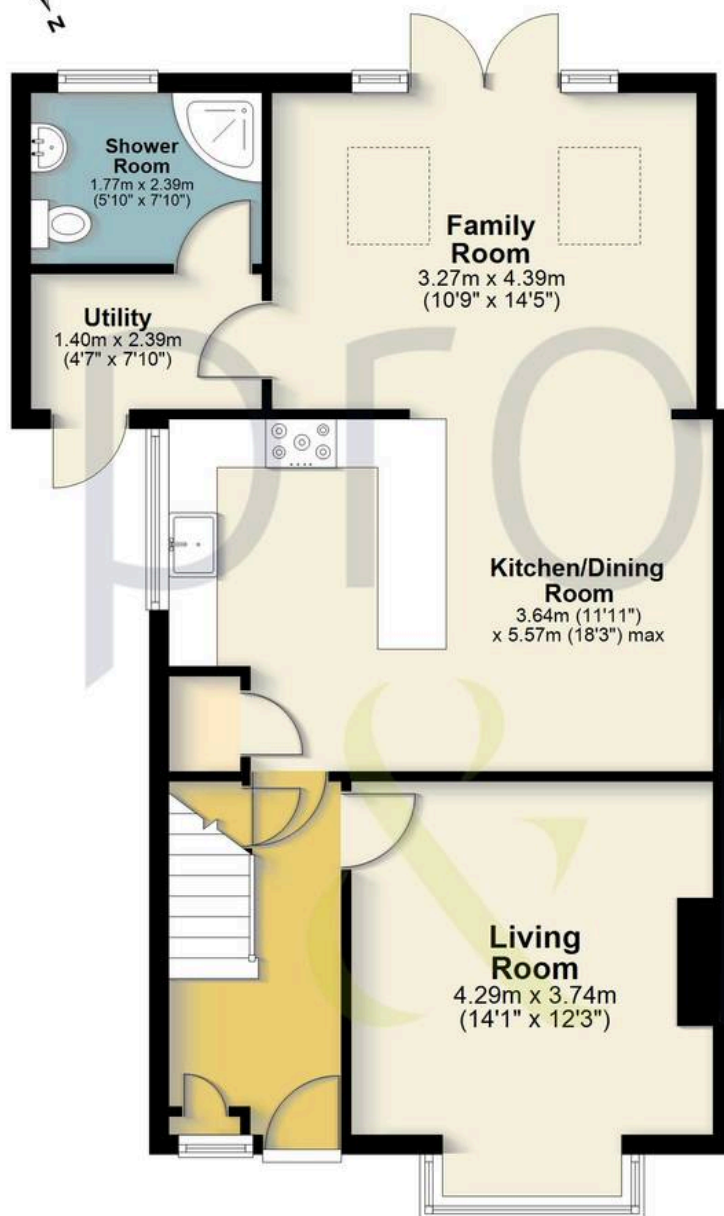






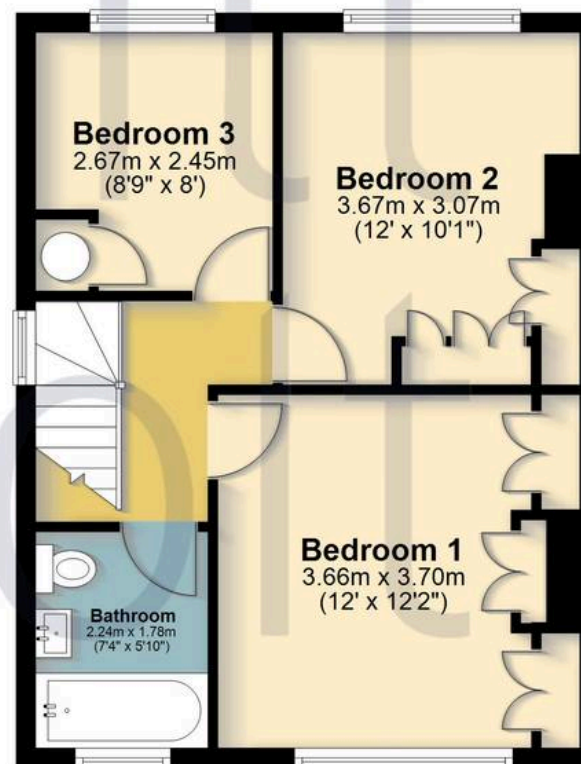
Ground Floor

Approx. 65.0 sq. metres (699.5 sq. feet)



First Floor

Approx. 41.5 sq. metres (447.0 sq. feet)



Total area: approx. 106.5 sq. metres (1146.6 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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