

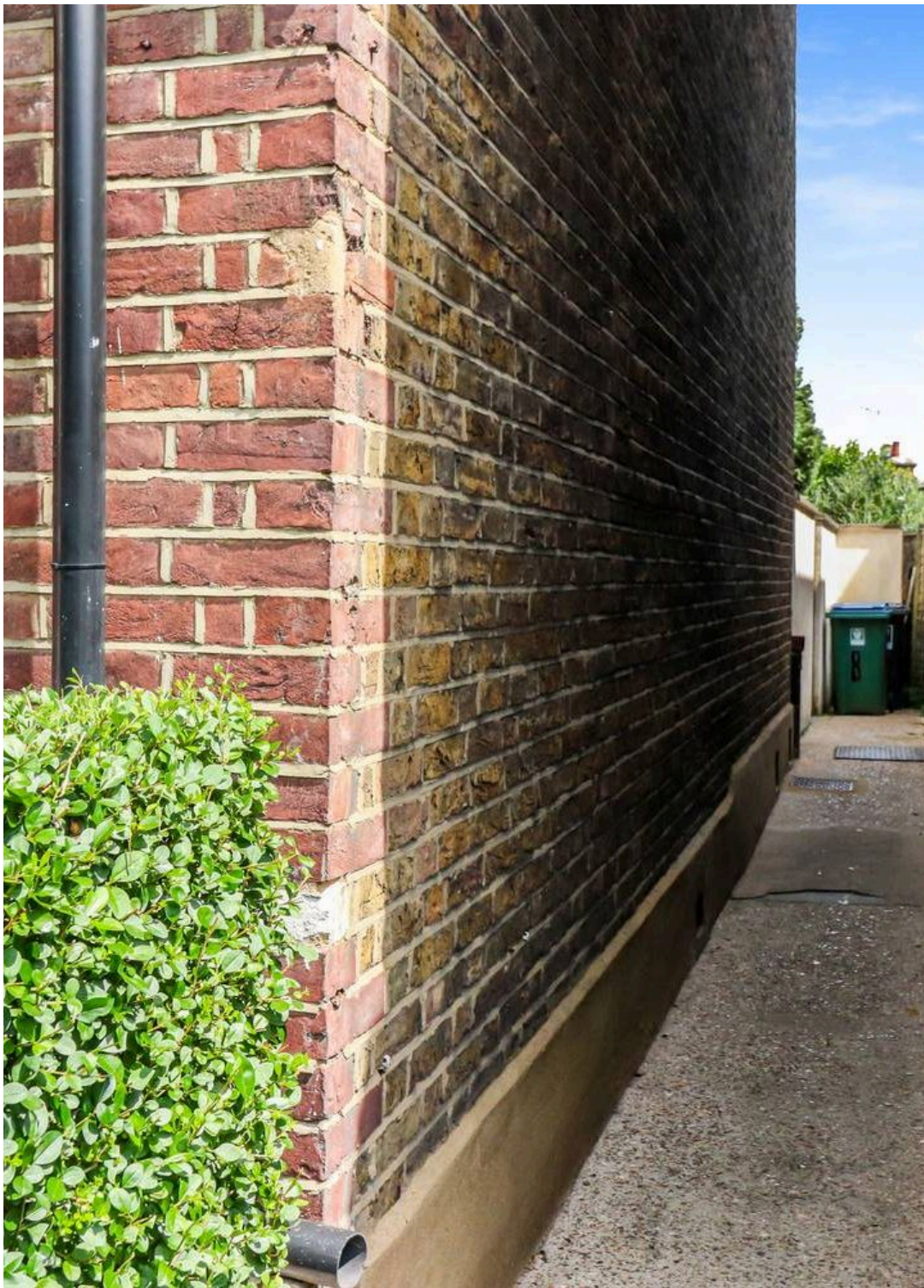


Grosvenor Road, Watford

In Excess of £625,000

proffitt
& holt





Grosvenor Road

Watford

Proffitt & Holt are delighted to offer to the market this rarely available and beautifully presented three-bedroom semi-detached period home, ideally positioned within close proximity to local parks and playgrounds, making it perfect for young families and outdoor leisure. The property also falls within the catchment area for well-regarded schools, including Central and St John's Primary Schools, as well as Watford Grammar School for Girls

Brimming with charm and character, this attractive property features high ceilings, stylish fireplaces, and tasteful finishes throughout that are in keeping with the home's period heritage — including plantation shutters and elegant detailing.

The ground floor offers a welcoming entrance hall leading to a separate lounge, a spacious dining room with French doors opening directly onto a private patio area, and a large, well-fitted kitchen with further access to the garden. There is also the added benefit of a tanked cellar, offering potential for conversion into a home office, gym or media room, while the loft space presents further scope for development, subject to the necessary planning consents.

Upstairs, the accommodation comprises three generously proportioned bedrooms, a family bathroom, and a separate WC. Outside, the property boasts a charming walled and gated front garden, while the rear enjoys a private, low-maintenance garden space — perfect for entertaining or relaxing.

With its enviable location near the town centre, excellent transport links, and scope for further extension, this is a fantastic opportunity to acquire a much-loved home in one of Watford's most sought-after roads.

Early viewing is highly recommended.



Grosvenor Road

Watford



The property is situated in Watford town centre and is just a short walk of the London Overground Watford High Street train station, The Pumphouse Theatre, Watford Museum and other shopping facilities and amenities all of which are accessed from the Lower High Street. Further transport links include the Watford Metropolitan Line station, Watford Junction mainline station and bus terminus both approximately 15 minutes' walk from Watford town centre. For the road user, both the M1 and M25 motorways can be reached, typically, within a drive of five/ten minutes. Watford town centre provides excellent shopping and entertainment facilities, including the Atria Watford Shopping & Leisure Centre, The Palace theatre, Watford Colosseum, and numerous restaurants

Council Tax Band: D / EPC-EER: D Tenure: Freehold



- Beautiful Character Features
- Semi Detached Period Property
- Private Rear Garden
- High Ceilings
- Potential to extend into loft or convert basement (STPP)
- Close to Watford High Street
- Walking distance to Watford Junction and High Street stations



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.







GROSVENOR ROAD, WD17

APPROX. GROSS INTERNAL FLOOR AREA 1453.45 SQ FT / 135.03 SQ M. INC. CELLAR

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Proffitt & Holt – Watford

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