



Neston Road, North Watford
£245,000

proffitt
& holt





Neston Road

North Watford

Proffitt & Holt are pleased to offer this bright and spacious one-bedroom maisonette, situated on the desirable Neston Road in North Watford. The property comprises its own private entrance at ground level with stairs leading up to the first floor, where the accommodation includes a generous lounge/dining room, a double bedroom with built-in storage, a fitted kitchen, and a modern bathroom. The layout offers a practical flow with well-proportioned rooms and excellent natural light throughout.

The current owners have maintained the property to a high standard. The flat was fully re-carpeted upon their purchase and has remained a non-smoking, shoe-free home ever since. There is also a generous loft space providing much-appreciated additional storage, and the property benefits from double glazing throughout.

Externally, the maisonette enjoys a private rear garden, which receives plenty of sun and has been thoughtfully arranged with fruit and vegetable beds—perfect for those with green fingers or a taste for home-grown produce.

Further benefits include gas central heating, resident permit parking, and a long lease of approximately 148 years remaining with a peppercorn ground rent. Located close to local shops, transport links, and within easy reach of Watford Junction and major road networks, this property would make an ideal first-time purchase or investment opportunity.

Council Tax Band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





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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.



- First floor maisonette
- Private sunny garden with Fruit & veg beds
- Spacious lounge/diner
- Double bedroom with storage
- Separate kitchen & bathroom
- Own private entrance
- Generous loft / attic storage space
- Sought-after location near transport and schooling





For broadband and mobile speeds see:

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

General Information

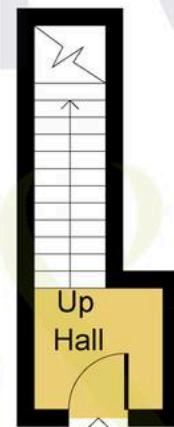
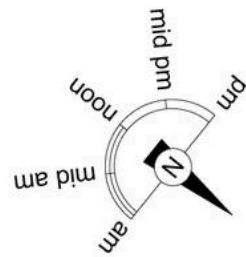
Services

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

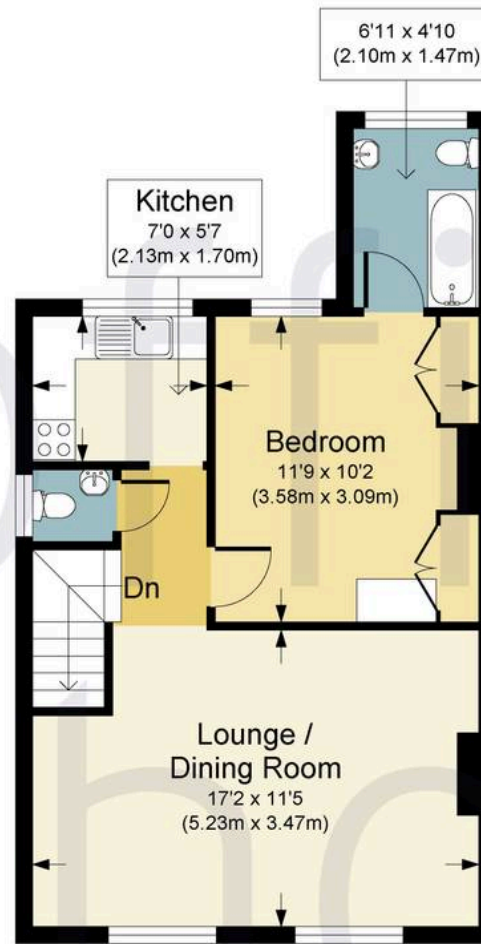
Fixtures and Fittings

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





Ground Floor
59 square feet
(5.5 square metres)



First Floor
455 square feet
(42.3 square metres)

NESTON ROAD, WD24

APPROX. GROSS INTERNAL FLOOR AREA 514 SQ FT / 47.75 SQ M.
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Proffitt & Holt – Watford

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