



The Chase, Watford

In Excess of £600,000

proffitt
& holt





The Chase

Watford

Offered to the market is this well-presented three-bedroom family home, ideally situated close to Watford town centre and within easy reach of Watford Boys Grammar School.

The ground floor features a bright and spacious living room to the front, a separate dining room to the rear, and a modern fitted kitchen with side access leading directly to the garden. Upstairs, the property offers three generous bedrooms, along with a contemporary family bathroom and a separate WC

Externally, the property enjoys a well-maintained rear garden with a patio area, lawn, and a useful timber shed. A real highlight is the detached double garage and gated rear driveway, providing off-street parking for multiple vehicles – a rare find this close to town.

Located within walking distance of excellent schools, transport links, and local amenities, this is a superb opportunity for families and commuters alike.

For more information or to arrange a viewing, please contact Proffitt & Holt.

Council Tax Band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





The Chase

Watford

The property is situated just a short walk to Watford Town Centre and Watford Metropolitan Line tube station, the 'Green Flag' award-winning Cassiobury Park, and Watford Grammar Schools. Watford town centre provides excellent shopping, leisure, and entertainment facilities, including the Harlequin Watford Shopping & Leisure Centre, Cineworld Cinema (with IMAX), The Palace Theatre, and a variety of restaurants. For the road user, both the M1 and M25 motorways can be reached, typically, within a drive of five/ten minutes.

- Three bedroom semi-detached family home
- Separate rear dining room
- Modern fitted kitchen
- Bathroom & separate WC
- Detached double garage
- Parking for several cars
- Side and rear access to garden
- Close to Watford Boys Grammar & town centre





For broadband and mobile speeds see:

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

General Information

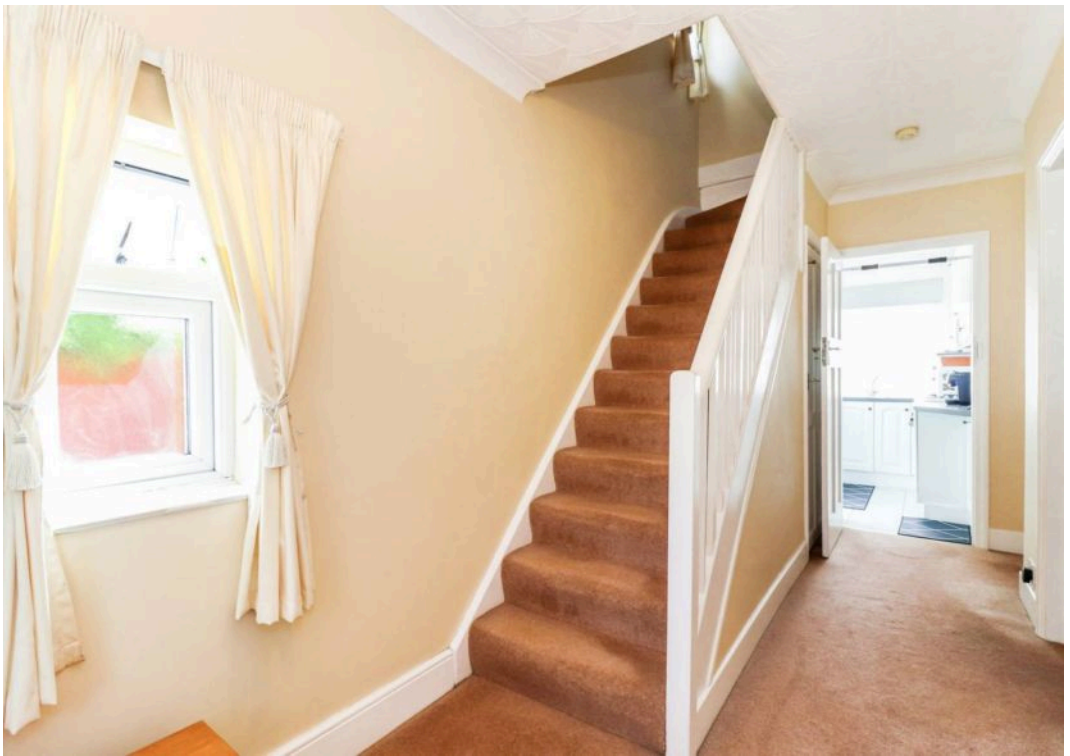
Services

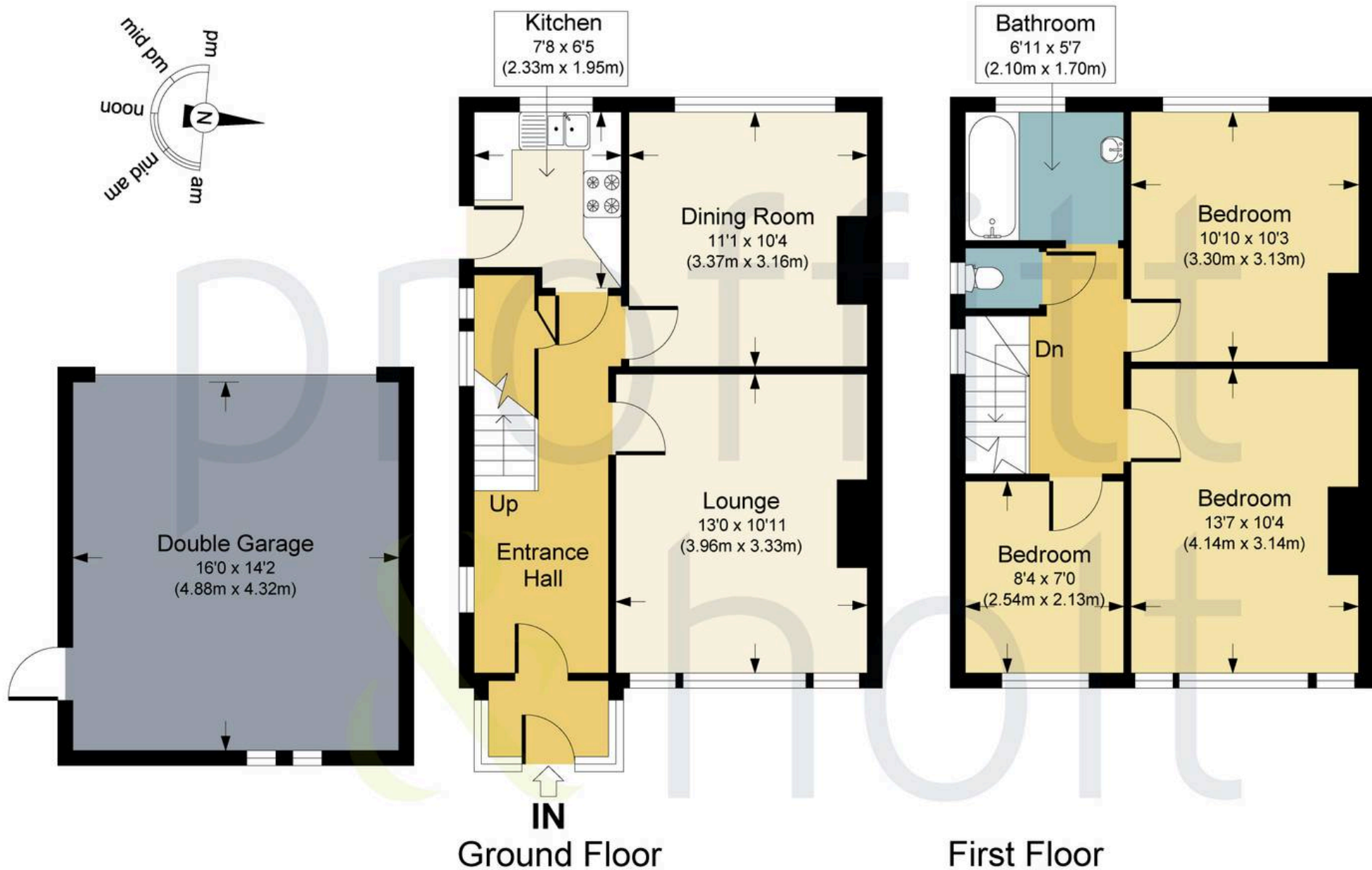
Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

Fixtures and Fittings

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







THE CHASE WD18

APPROX. GROSS INTERNAL FLOOR AREA 1079.19 SQ FT / 100.26 SQ M. INC. GARAGE

PHOLTW: THIS IMAGE IS ILLUSTRATIVE ONLY - NOT TO SCALE: COPYRIGHT: THE IMAGE TAILOR LTD. 2025.





Proffitt & Holt – Watford

141 The Parade, High Street – WD17 1NA

01923 222522 • watford@proffitt-holt.co.uk • www.proffitt-holt.co.uk/

