



College Yard, Gammons Lane, Watford

In Excess of £375,000

proffitt
& holt





College Yard, Gammons Lane

Watford

Located on Gammons Lane in Watford, this unique and stylish three-bedroom duplex flat offers a well-presented living space set within an attractive and well-maintained development. The property combines modern design with character features, including double-height ceilings and a striking mezzanine level.

The heart of the home is a spacious open-plan kitchen and reception room, flooded with natural light and offering a fantastic space for both entertaining and everyday living. The high ceilings and gallery-style upper level provide a sense of openness and architectural interest, with a section of the first floor overlooking the living area below.

The accommodation comprises three generously sized bedrooms, including a mezzanine-style second bedroom that adds flexibility and charm. Both the bathroom and separate shower room are modern and well-appointed, while the overall layout offers excellent storage options throughout.

The property also enjoys a private entrance, access to beautifully maintained communal gardens, and residents' parking. Ideally positioned for access to Watford town centre, local schools, and excellent transport links—including Watford Junction—this property is perfect for buyers seeking a spacious and distinctive home in a convenient location.





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The property is ideally situated on Gammons Lane, a popular residential location in North Watford, offering easy access to a range of amenities, including local shops, schools, and parks. Watford town centre is within close proximity, providing an extensive selection of retail, dining, and leisure options. For commuters, the location is exceptionally convenient, with Watford Junction station just over a mile away, offering fast and frequent services into London Euston. The property is also well connected by road, with nearby access to the M1, M25, and A41.

Council Tax Band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: C



- Three-Bedroom Duplex Flat
- Mezzanine-Style Bedroom
- Open Plan Living Area
- Double-Height Ceilings
- Modern Kitchen, Bathroom & Shower Room
- Communal Gardens
- Residents' Parking





For broadband and mobile speeds see:

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

General Information

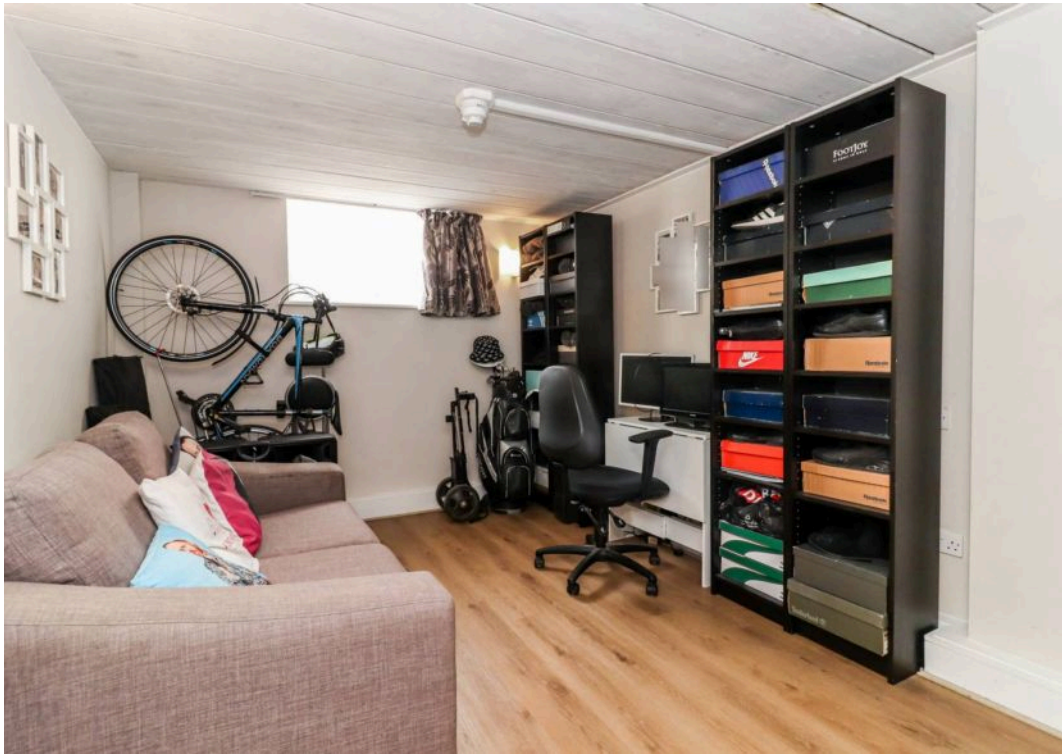
Services

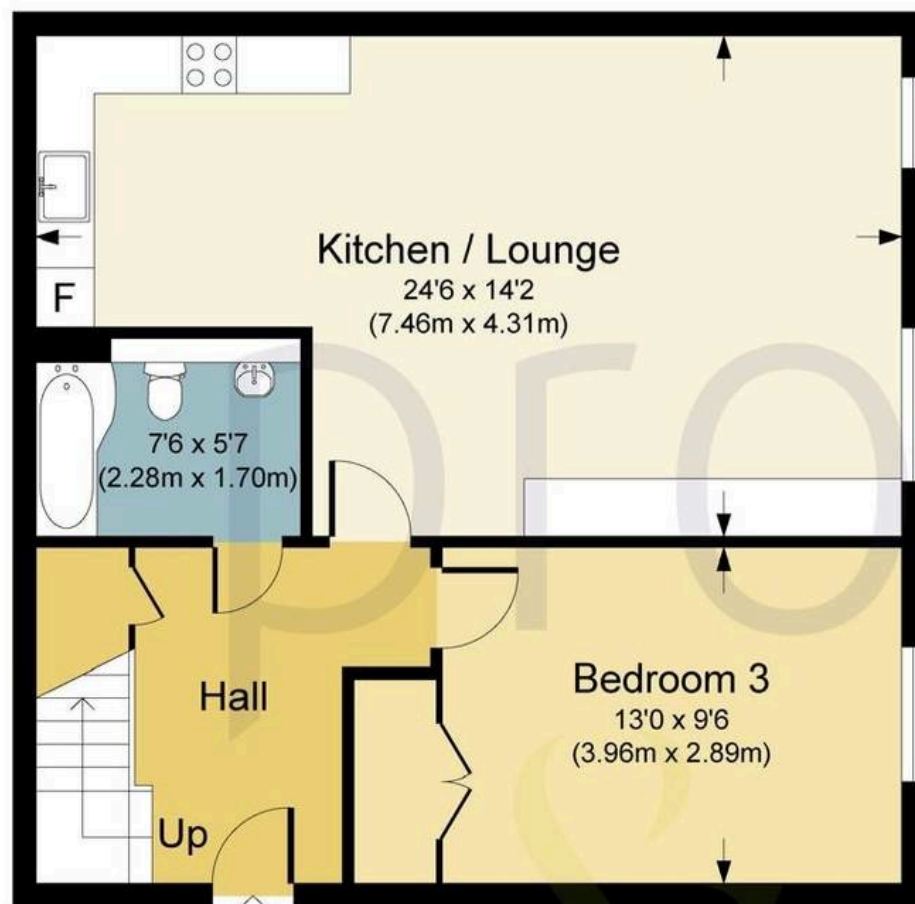
Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

Fixtures and Fittings

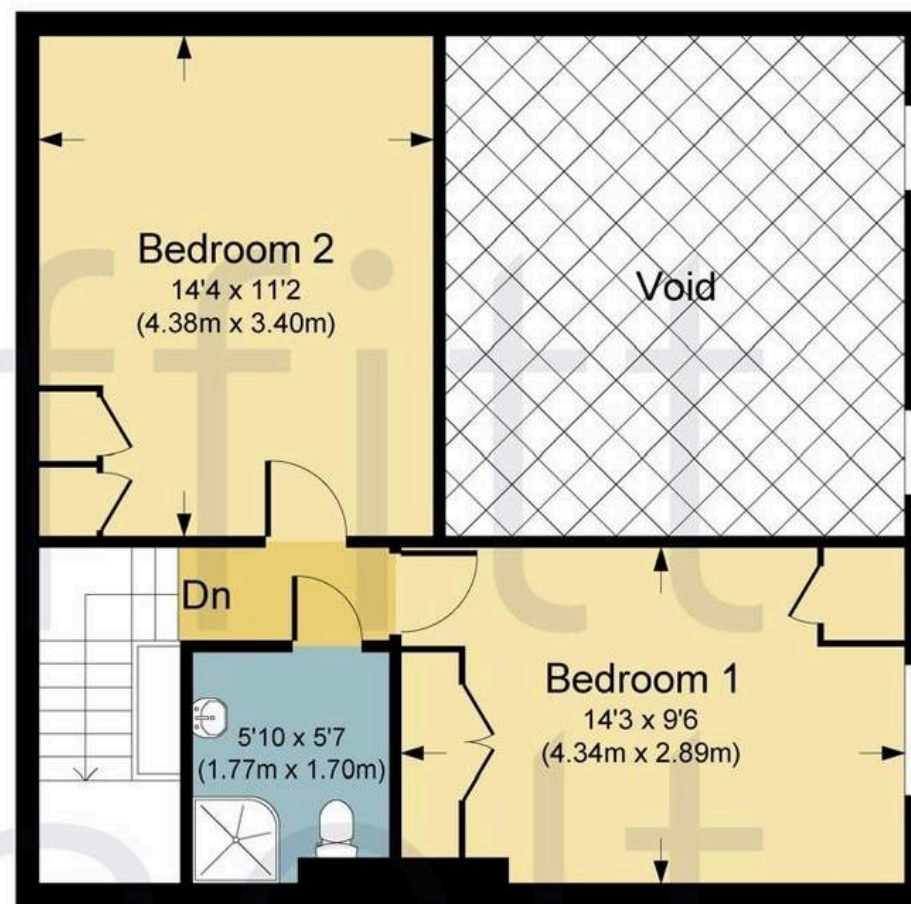
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.







Ground Floor



First Floor



COLLEGE YARD, WD24

APPROX. GROSS INTERNAL FLOOR AREA 979.62 SQ FT / 91.01 SQ M. EXC. VOID

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Proffitt & Holt – Watford

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