



The Pippins, Watford
£700,000

proffitt
& holt





The Pippins

Watford

A spacious and well-proportioned four bedroom detached family home, offering flexible accommodation, located in the sought-after Garston area of Watford. The property benefits from light-filled living spaces, a private garden, and integral garage.

The ground floor features a welcoming entrance hall leading to a generous lounge with French doors opening to the rear garden, creating a bright and airy family space. A separate dining area flows naturally from the lounge, providing ample space for entertaining. The kitchen is fitted with a range of units and work surfaces. The ground floor accommodation is completed with a guest cloakroom, and a convenient utility room, which offers side access to the garden and front of the property. The integral garage is accessible from the hallway.

Upstairs, the property boasts four well-proportioned bedrooms, including a principal bedroom with an en-suite shower room. A family bathroom completes the first-floor accommodation.

Externally, the rear garden is predominantly laid to lawn with a paved patio area, enclosed for privacy and ideal for outdoor living. The front driveway provides off-street parking and access to the garage.

Situated in a peaceful residential area, the property is well-placed for local amenities, schools, and offers convenient access to major road links and public transport connections.



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Watford



Garston is situated on the north side of Watford and has several schools, parks, local amenities and links to the major motorways. Garston train station provides an Abbey Line service which runs between St Albans and Watford Junction, which in turn provides fast and frequent services into London, Euston. Watford town centre provides extensive shopping, transport and entertainment facilities, including the Harlequin Watford Shopping Centre, The Palace and Pumphouse theatres, Watford Colosseum and numerous restaurants. For the road commuter, both the M1 and M25 motorways are within, typically, a drive of five/ten minutes.

Council Tax Band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Detached Four-Bedroom Family Home
- Separate Dining Area
- Utility Room and Side Access
- Principal Bedroom with En-suite
- Integral Garage and Driveway Parking
- Private Rear Garden with Patio
- Sought-After Residential Location





For broadband and mobile speeds see:

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

General Information

Services

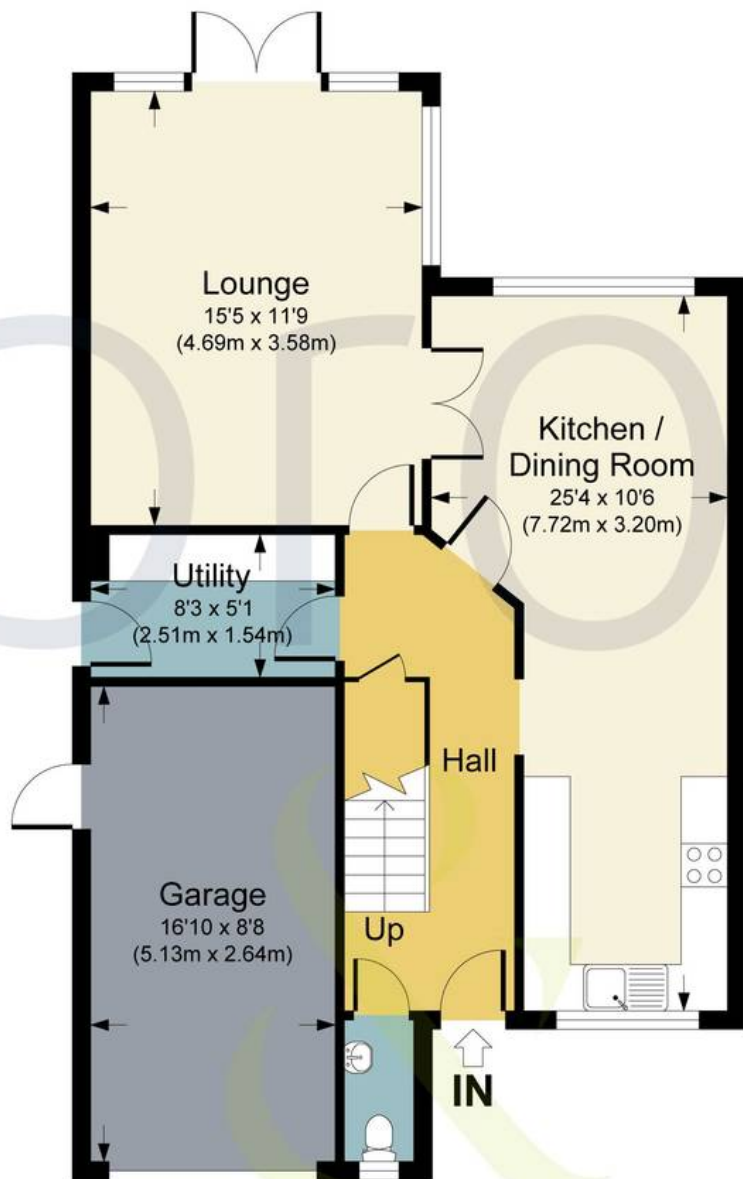
Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

Fixtures and Fittings

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

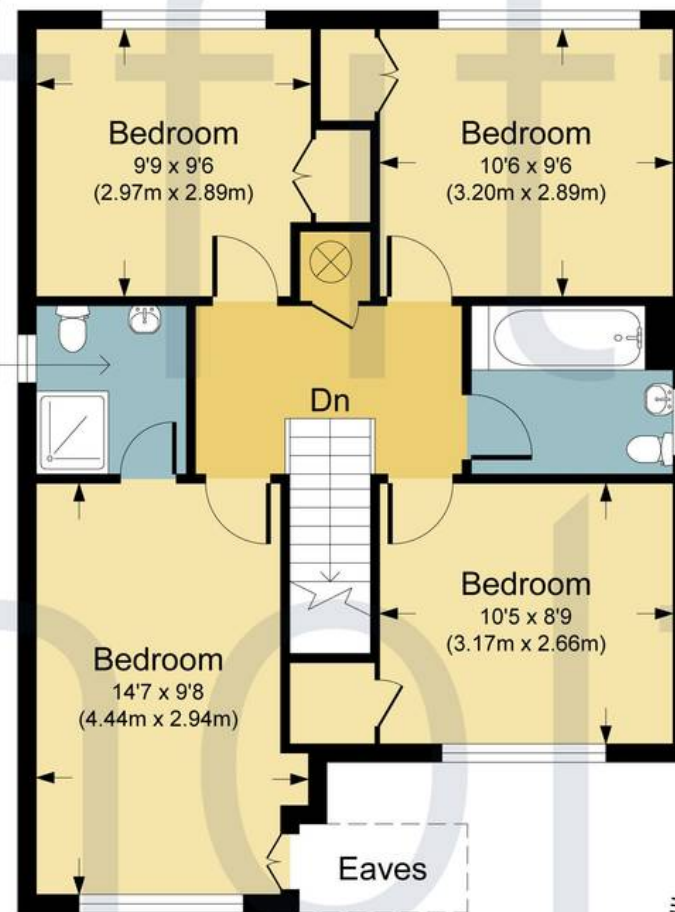




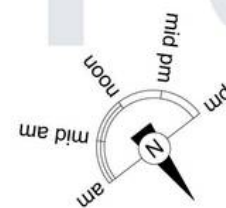


Ground Floor

6'6" x 5'4"
(1.98m x 1.62m)



First Floor



THE PIPPINS, WD25

APPROX. GROSS INTERNAL FLOOR AREA 1338.27 SQ FT / 124.33 SQ M.INC. GARAGE

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Proffitt & Holt – Watford

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