



Norfolk Avenue, Watford

In Excess of £600,000

proffitt
& holt





Norfolk Avenue

Watford

Extended three-bedroom semi-detached family home in a highly sought-after location, presented in immaculate condition and marketed by Proffitt & Holt.

The property is approached via a front porch leading into a welcoming entrance hall. The ground floor features a spacious lounge and dining room, with a sitting area just off the dining space that provides direct access to the rear garden, ideal for relaxing or entertaining. At the rear, a modern fitted kitchen provides access to the utility room running along the side of the house, offering access to both the front and rear of the property. The ground floor also includes a WC. Upstairs, there are three well-proportioned bedrooms, each bright and airy, alongside a contemporary family shower room and separate family WC – all accessed via a central landing.

Externally, the property benefits from a large front driveway and garden, providing ample off-street parking. The generous rear garden, measuring approximately 19m, is partly paved for entertaining and mostly laid to lawn, offering plenty of space for children, pets, or outdoor dining.

Conveniently located close to excellent local schools, transport links, and amenities, this home combines comfort, style, and practicality, making it an ideal choice for families seeking a move-in-ready property in a desirable area.



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The property is situated within a sought-after residential location within the catchment area and easy walking distance of Northfield and Parkgate Schools, plus 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.

Council Tax Band: E – Tenure: Freehold

EPC Energy Efficiency Rating: D

- Extended
- Three-Bedrooms
- Semi-Detached Family Home
- Spacious Lounge and Dining Room
- Utility Room
- Downstairs WC
- Driveway Parking
- Large Rear Garden
- Sought-After 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

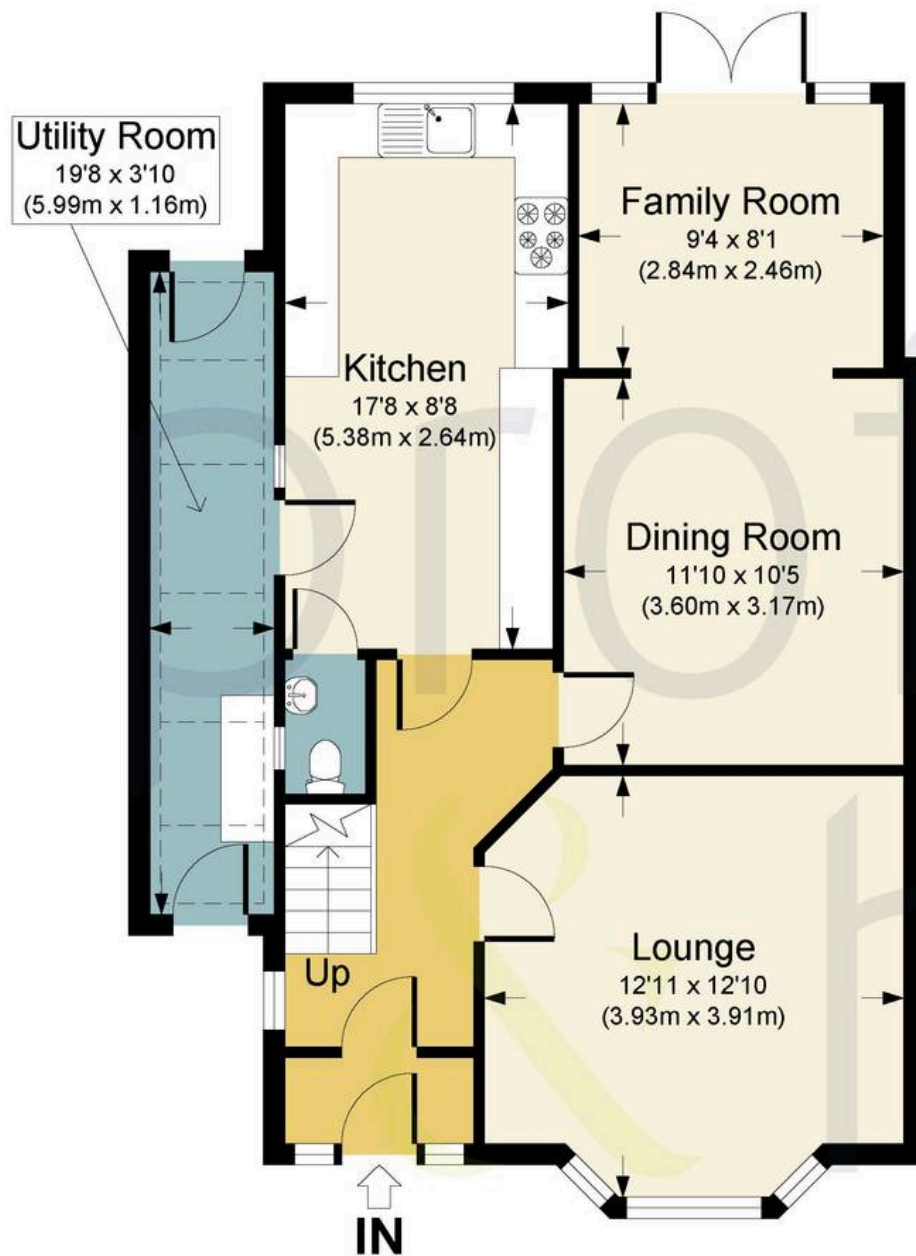
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.



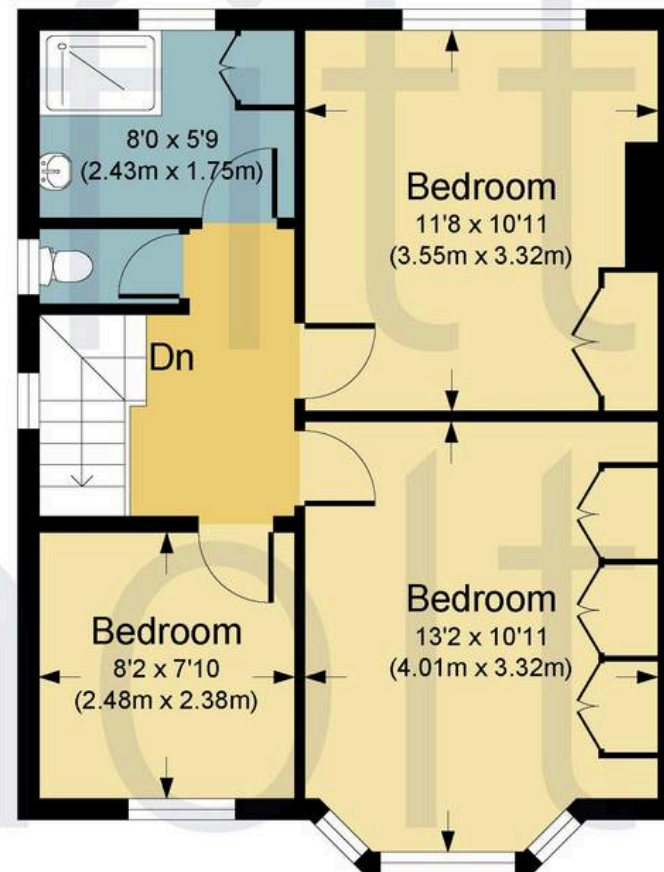
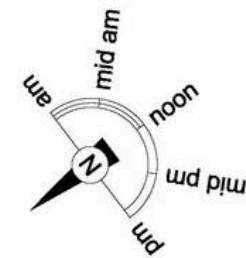








Ground Floor



First Floor

NORFOLK AVENUE, WD24

APPROX. GROSS INTERNAL FLOOR AREA 1142.80 SQ FT / 106.17 SQ M

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Proffitt & Holt – Watford

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