



Spring Gardens, Garston, Watford

In Excess of £637,000

proffitt
& holt





Spring Gardens, Garston

Watford



Tucked away on a peaceful residential street in Watford, this beautifully extended three-bedroom family home combines generous living spaces with modern comforts, perfect for contemporary family life.

Step through the welcoming entrance hallway and discover a stylish semi-open plan layout. The elegant dining area seamlessly transitions into a spacious lounge, where a charming feature fireplace and a classic bay window create a warm, inviting atmosphere. To the rear, a versatile reception room bathed in natural light from a skylight leads effortlessly into the conservatory, opening out to the garden—ideal for relaxing or entertaining.

The sleek, fully integrated kitchen is thoughtfully designed with ample countertop space and plenty of natural light. Completing the ground floor is a dedicated study/bedroom 4 with bespoke fitted units, a practical utility room, and a convenient downstairs WC.

Upstairs, you'll find three well-proportioned double bedrooms, including a recently refreshed primary suite featuring another lovely bay window. A spacious three-piece family bathroom and an additional separate W/C offer both comfort and functionality.

Outside, the rear garden has been designed with low maintenance in mind, featuring a neat lawn and a substantial outbuilding equipped with power—perfectly suited as a home office, gym, or creative workshop. To the front is driveway parking plus an electric car charging point.

Spring Gardens enjoys an enviable cul-de-sac location with superb transport links close by. The M25, M1, and A41 are all within easy reach, while everyday essentials and local supermarkets are conveniently located just moments from your door.



Spring Gardens

Garston, 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 with the Abbey Line service 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 & Leisure 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: E

Tenure: Freehold

EPC Energy Efficiency Rating: D



- Semi-Detached Family Home
- Quiet Cul-De-Sac Location
- Three/Four Bedrooms
- Study/Bedroom Four
- Utility Room
- Conservatory
- Summerhouse/Outbuilding in the Rear Garden
- Driveway Parking
- Low Maintenance Rear Garden
- Close to Local Amenities and Transport Links



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.





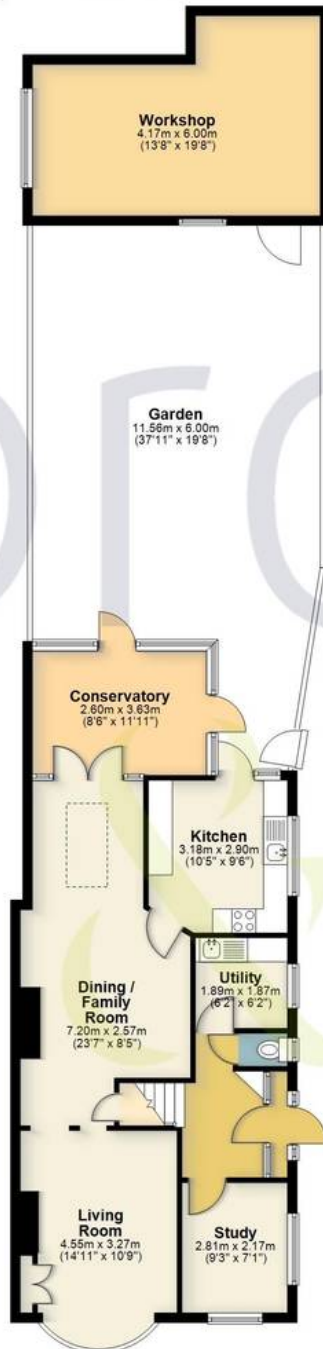






Ground Floor

Approx. 92.9 sq. metres (1000.2 sq. feet)



First Floor

Approx. 48.1 sq. metres (518.2 sq. feet)



Total area: approx. 141.1 sq. metres (1518.4 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - Unauthorised reproduction prohibited.
Plan produced using PlanUz.





Proffitt & Holt – Watford

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