



Coates Way, Garston, Watford

Guide Price £440,000

proffitt
& holt





Coates Way, Garston

Watford

Proffitt & Holt are delighted to bring to the market this three bedroom mid-terraced home, ideally situated for families and commuters alike.

The property features a front garden and a welcoming entrance hall leading through to a fitted kitchen, bright living room, utility room, and a convenient downstairs WC. Upstairs are three generously sized bedrooms and a family bathroom, offering excellent space for a growing family.

To the rear, the property enjoys a good-sized garden complete with side access, a shed, and a large garden studio, currently used as a hair studio but equally suited for a gym, home office, or a variety of other uses.

The property is offered with no upper chain and is conveniently located close to highly regarded schools including Parmiter's and Coates Way, as well as excellent transport links with easy access to both the M1 and M25. In addition, Garston Park is quite literally on the doorstep, providing a wonderful open green space for leisure and recreation.

Tenure: Freehold

Council Tax Band: C

EPC – Energy Efficiency Rating: D





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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 is within a short walk with the Abbey Link service which runs between St Albans and Watford Junction, which in turn provides fast and frequent services into London, Euston. For the road commuter, both the M1 and M25 motorways are within, typically, a five/ten minute drive.

Watford town centre provides extensive shopping, transport and entertainment facilities including the Harlequin Shopping Centre, The Palace and Pumphouse theatres, Watford Colosseum and numerous restaurants.

- Three Bedrooms
- Terraced Family Home
- Large Versatile Garden Room
- Front and Rear Gardens
- No Upper Chain
- Close to Excellent Schools
- Close to Park
- Excellent links to M1 & M25





For broadband and mobile speeds see:

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

General Information

Services

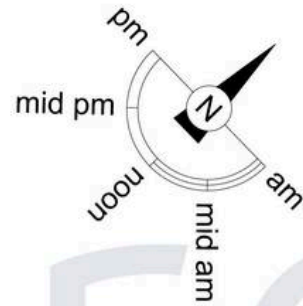
Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

Fixtures and Fittings

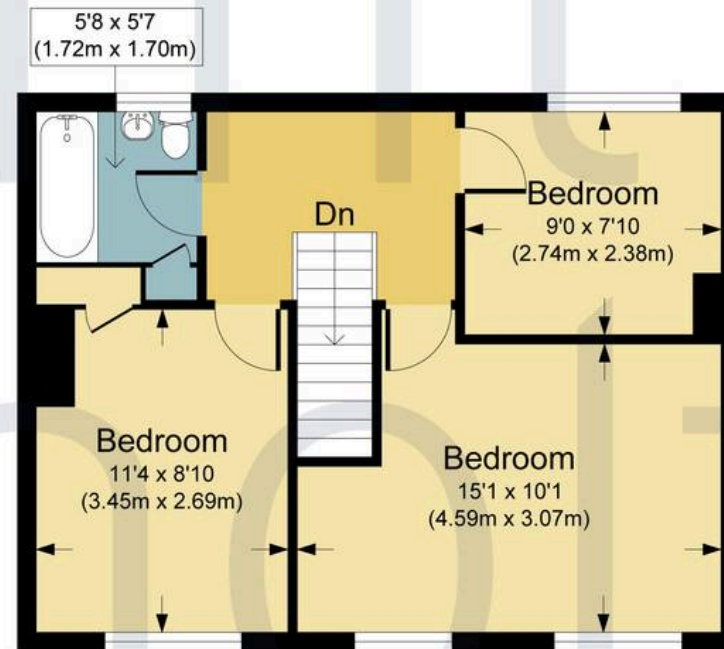
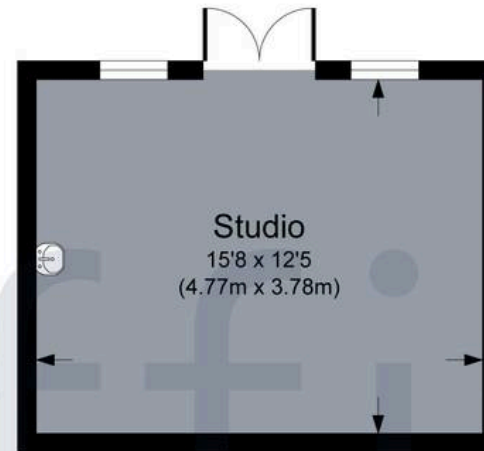
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.







Ground Floor



First Floor

COATES WAY, WD25

APPROX. GROSS INTERNAL FLOOR AREA 1033.44 SQ FT / 96.01 SQ M.

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Proffitt & Holt – Watford

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