



Sixth Avenue, Garston, Watford

In Excess of £660,000

proffitt
& holt





Sixth Avenue

Garston, Watford

A spacious and welcoming three/four bedroom semi-detached house, positioned on a large corner plot which is nestled in a quiet cul-de-sac location. This extended family home, which has scope for further extension, STPP is a true gem, boasting the flexibility of three/four bedrooms and two reception rooms. This residence offers ample space for comfortable family living.

Conveniently located in close proximity to shops and transport links, this fabulous home comprises a spacious entrance hall with stairs to the first floor, a front reception room/bedroom 4, a tranquil living room with feature fireplace and steps up to the extended dining area which has attractive Bi-Folding doors out to the rear garden. The good size kitchen/breakfast room is fully equipped with ample wall and base units and has doors leading out to both the rear garden and to the spacious side storage area. On the first floor, there are three good size bedrooms all of which are served by the family bathroom.

The property's expansive and private rear garden provides an ideal setting for outdoor enjoyment and relaxation. There is a dedicated fenced off children's play area, a spacious lawn and a large decking with space for table and chairs; an ideal space for alfresco dining. A distinctive feature of the property is the large garden summer house, perfect to use for recreational activities/office space or as a gym. To the front of the property is driveway parking for two vehicles.

Council Tax Band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E





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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 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.

- Extended Semi-Detached Family Home
- Three/Four Bedrooms
- Two Reception Rooms
- Quiet Cul-De-Sac Location
- Large Garden Summer House
- Positioned on a Large Corner Plot
- Driveway Parking
- Large, Private Rear Garden
- Further Extension Potential, STPP
- Located Close to Shops 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.







SIXTH AVENUE, WD25

APPROX. GROSS INTERNAL FLOOR AREA 1571.74 SQ FT / 146.02 SQ M. INC. SUMMER HOUSE

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Proffitt & Holt – Watford

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