



May Cottages, Watford Field Road, Watford

In Excess of £400,000

proffitt
& holt





May Cottages, Watford Field Road

Watford

Proffitt & Holt are delighted to offer to the market this charming two-bedroom period cottage, ideally located opposite the open green spaces of Watford Fields and within easy reach of Watford town centre, High Street Station (Lioness Line), Watford Junction and transport links.

This attractive character home combines classic features with modern presentation throughout. The ground floor includes a welcoming front living room with feature fireplace and shelving and a bright bay window, a separate dining room with space for entertaining, and a fitted kitchen overlooking the garden. Upstairs, there are two well-proportioned bedrooms and a modern family bathroom fitted with a freestanding claw-foot bath and a separate shower enclosure.

Externally, the property enjoys a private rear garden, perfect for outdoor dining and relaxation. To the front, residents benefit from an open aspect across Watford Fields, providing a beautiful outlook and a sense of space rarely found so close to town.

The property is ideally situated for access to Watford High Street Station, Watford Town Centre, and highly regarded local schools.

An excellent opportunity for those seeking a character home in one of Watford's most desirable locations.

Council Tax Band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D





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The property is situated within a short walk of Watford High Street (Lioness Line) train station, The Pumphouse Theatre and Watford Town Centre which provides entertainment and shopping facilities, including the Harlequin Watford Shopping Centre, The Palace theatre, Watford Colosseum and numerous restaurants.

Further transport links including the Watford Metropolitan Line station, Watford Junction mainline station and bus terminus are only a 10/15 minute walk from Watford town centre. For the road user, both the M1 and M25 motorways can be reached, typically, within a drive of five/ten minutes.



- Two-Bedroom Period Cottage
- Scenic Outlook
- Two Reception Rooms
- Private Rear Garden
- Close to Local Schools
- Close to Stations





For broadband and mobile speeds see:

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

General Information

Services

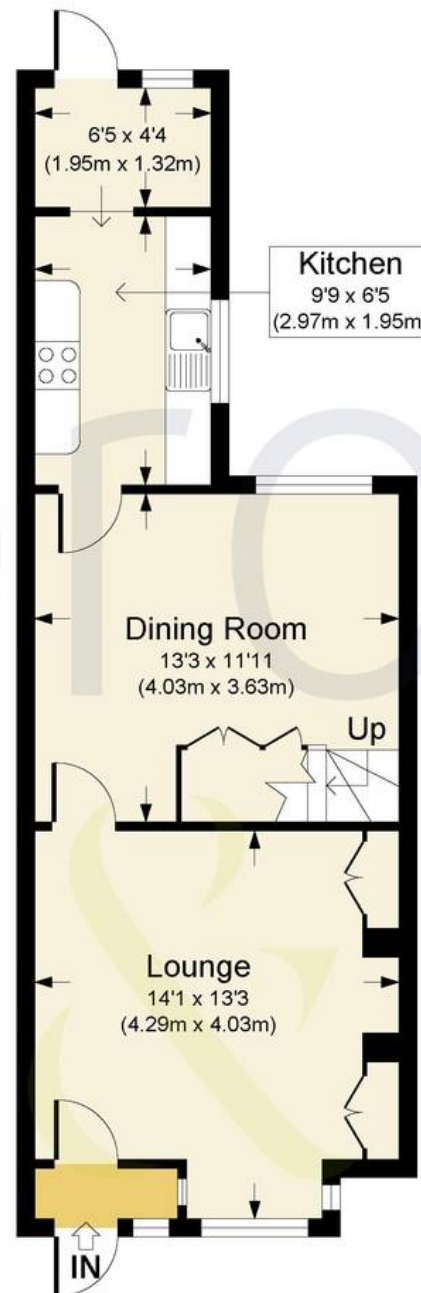
Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

Fixtures and Fittings

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







Ground Floor



First Floor

MAY COTTAGES, WD18

APPROX. GROSS INTERNAL FLOOR AREA 849.59 SQ FT / 78.93 SQ M.

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Proffitt & Holt – Watford

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