



Cannon Road, Watford

In Excess of £425,000

proffitt
& holt





Cannon Road

Watford

Proffitt & Holt are delighted to present this charming two-bedroom terrace property, ideally situated in the heart of Watford. Just a short walk from Watford High Street, the station, local parks, Watford Grammar School for Girls and amenities, this well-kept home has been lovingly maintained by the current owners, offering a warm and inviting space.

The ground floor features two spacious reception rooms—a cosy lounge and a bright dining room—along with a well-appointed kitchen that leads to a delightful southerly-facing garden, perfect for enjoying sunny afternoons.

Upstairs, the property boasts two generously-sized double bedrooms and a modern bathroom, creating a comfortable and practical living environment.

To arrange a viewing, please contact Proffitt & Holt. This wonderful family home is not to be missed!





Cannon Road

Watford

The property is situated within a short walk of Watford High Street (London Overground) train station, The Pumphouse Theatre and Watford Town Centre which provides entertainment and shopping facilities, including the Intu 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.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Two bedroom family home
- Two separate receptions
- Southerly facing garden
- Close to amenities
- Period features
- Walking distance to high street, Watford Grammar School for Girls and station





For broadband and mobile speeds see:

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

General Information

Services

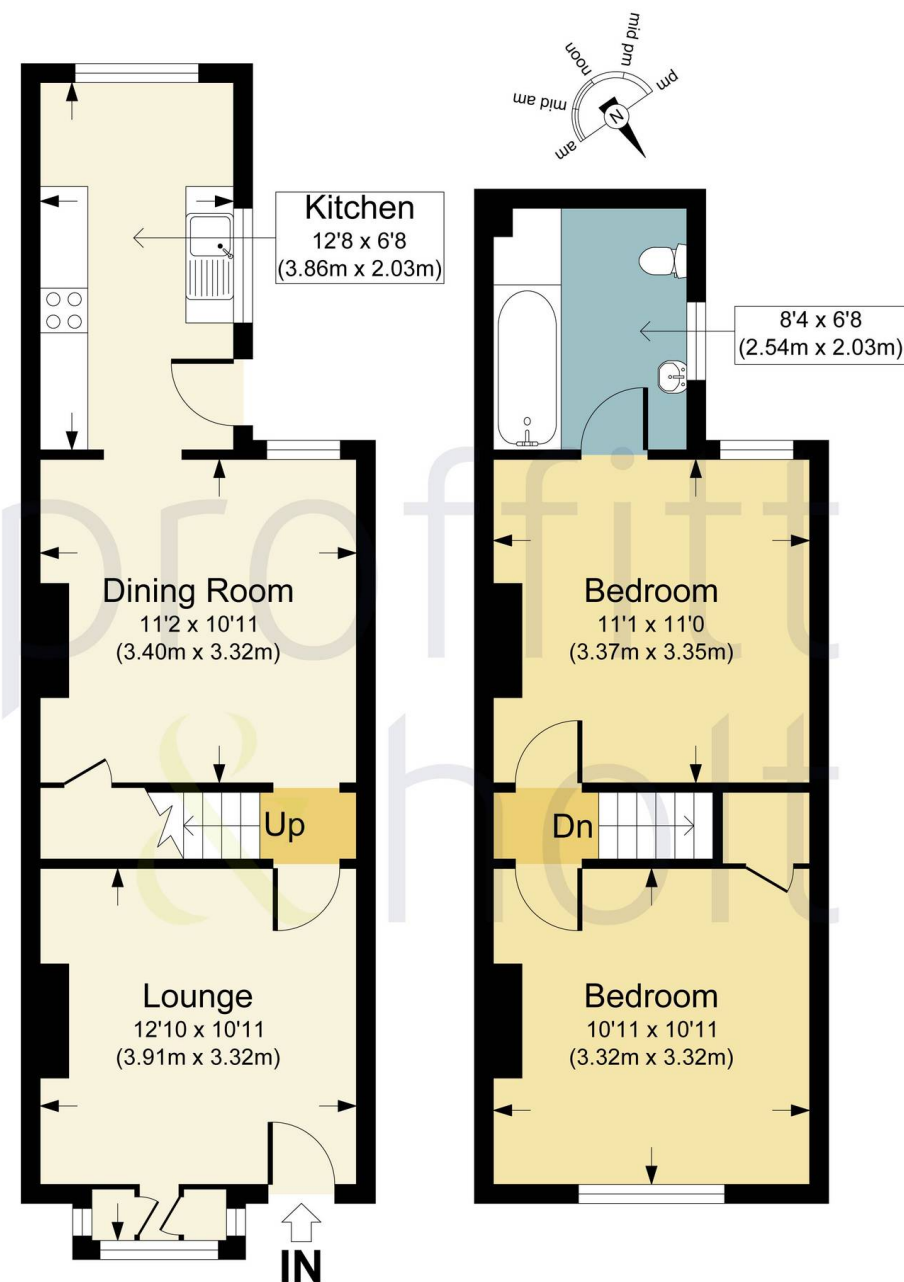
Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

Fixtures and Fittings

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







Ground Floor

First Floor

CANNON ROAD, WD18

APPROX. GROSS INTERNAL FLOOR AREA 697.82 SQ FT / 64.83 SQ M
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Proffitt & Holt – Watford

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