



Southfield Avenue, Watford
£575,000

proffitt
& holt





Southfield Avenue

Watford

Proffitt & Holt are pleased to present this three-bedroom semi-detached house tucked away on the ever-popular Knutsford Estate in North Watford – an ideal choice for families seeking established surroundings, convenience and scope to personalise.

As you arrive, you'll immediately notice the **block-paved driveway** offering genuine off-street parking. Stepping inside, the entrance hall leads to the front lounge which enjoys natural light from its double-glazed windows. Further along, the property opens into a spacious dining/family room at the rear that flows into a modern fitted kitchen, with an adjoining utility area and guest cloakroom – smartly laid out for everyday living and entertaining.

On the first floor you'll find two comfortable double bedrooms plus a single – all served by a contemporary family bathroom that includes both bath and shower.

Outside, the large private garden is a real feature: a generous patio area perfect for barbecues and al-fresco dining, a sizeable lawn, and a brick-built workshop/storage shed and timber summer-house at the rear.

Location-wise, this property enjoys easy access to excellent schooling, local shops, bus routes, and is close to North Watford station – making it perfectly placed for both families and commuters alike.

Contact Proffitt & Holt today to book your viewing.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E





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The property is situated within a sought-after residential location within the catchment area and easy walking distance of Northfield and Parkgate Schools, plus Knutsford School. Also, close-by are local shops, amenities and the Watford North train station which runs an Abbey Line service between St Albans and Watford Junction. Watford Junction provides fast and frequent services to London, Euston and for the road user, the M1 and M25 motorways can be reached, typically, within a drive of five/ten minutes. Watford Town Centre provides extensive shopping, transport, and entertainment facilities, including the Atria Watford Shopping & Leisure Centre, The Palace and Pumphouse theatres, Watford Colosseum, and numerous restaurants.



- Three-Bedroom Semi-Detached Family Home
- Popular Location
- Spacious Dining/Family Room
- Fitted Kitchen with Utility area
- Driveway Parking
- Large Rear Garden with Outbuilding
- Convenient for Station and Local Schools



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

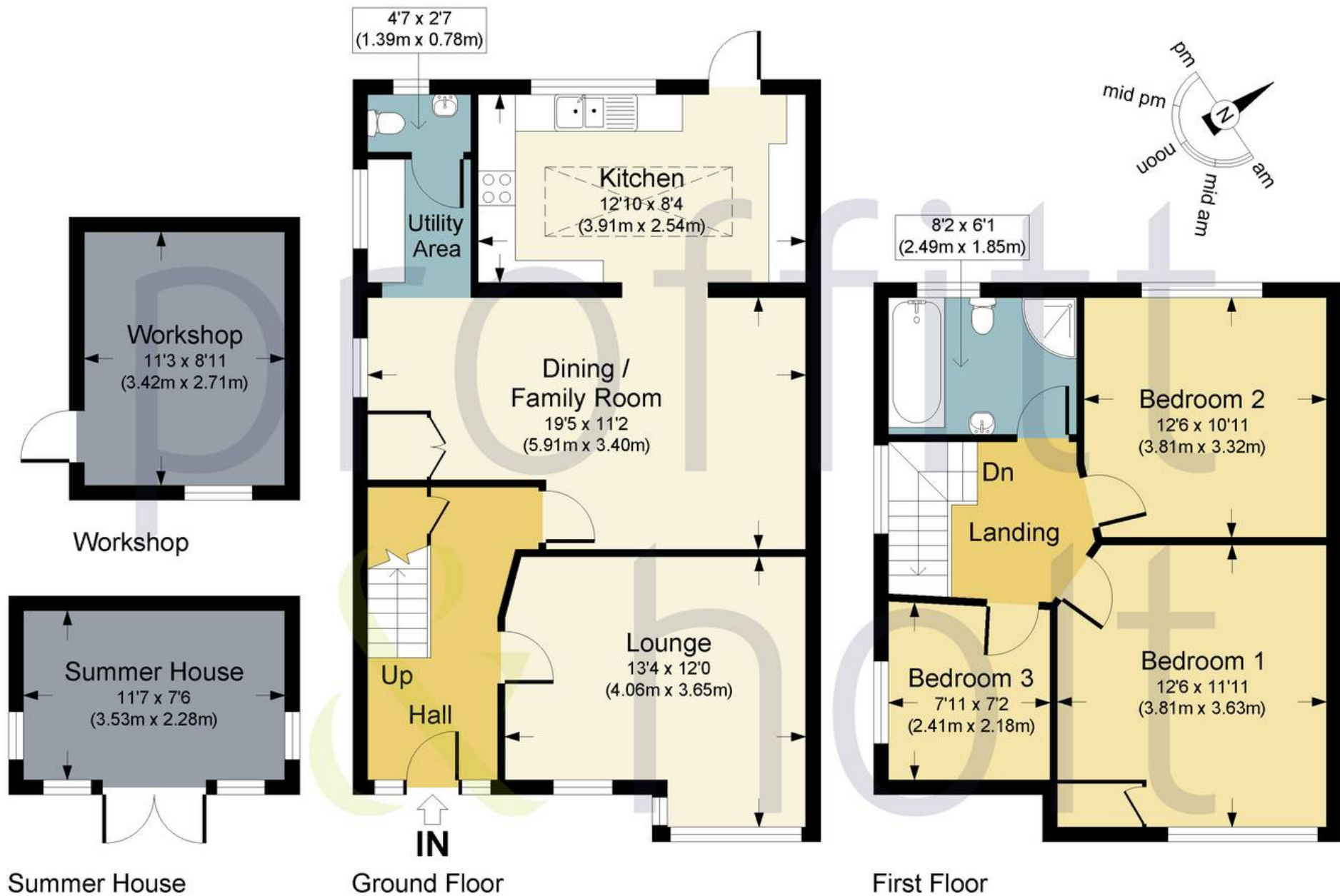
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.











SOUTHFIELD AVENUE, WD24

APPROX. GROSS INTERNAL FLOOR AREA 1226.54 SQ FT / 113.95 SQ M. INC. WORKSHOP & SUMMER HOUSE

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Proffitt & Holt – Watford

141 The Parade, High Street – WD17 1NA

01923 222522 • watford@proffitt-holt.co.uk • www.proffitt-holt.co.uk/

