



Carisbrooke Avenue, North Watford
£525,000

proffitt
& holt





Carisbrooke Avenue

North Watford

A beautifully presented three-bedroom semi-detached family home, ideally situated within a popular residential area, offering bright and contemporary interiors throughout, a stunning open-plan kitchen/dining room, and a generous rear garden.

The property welcomes you with a spacious entrance hallway leading to a comfortable front living room, complete with a large window that fills the space with natural light. To the rear, the heart of the home is the impressive open-plan kitchen/dining room, thoughtfully designed with modern fittings, integrated appliances, and French doors opening onto the rear garden—creating an ideal setting for entertaining and family life. Upstairs, the first floor offers three well-proportioned bedrooms, each beautifully decorated, along with a stylish family bathroom fitted with a white suite and contemporary tiling.

Externally, the property enjoys a generous, south-facing, rear garden with a patio seating area and lawn, perfect for outdoor dining and play, while the front provides off-street parking for multiple vehicles.

This is a wonderful opportunity to acquire a move-in-ready home that combines modern living with a warm, welcoming feel, all conveniently located close to local schools, shops, and transport links.

For more information or to arrange a viewing, please contact Proffitt & Holt.

Council Tax Band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E





Carisbrooke Avenue

North Watford

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 Bedrooms
- Semi-Detached Family Home
- Excellent Condition Throughout
- Ground Floor Guest WC
- Open Plan Kitchen-Dining Room
- Front Aspect Living Room
- South-Facing Rear Garden
- Off-Street Parking for Multiple Vehicles





For broadband and mobile speeds see:

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

General Information

Services

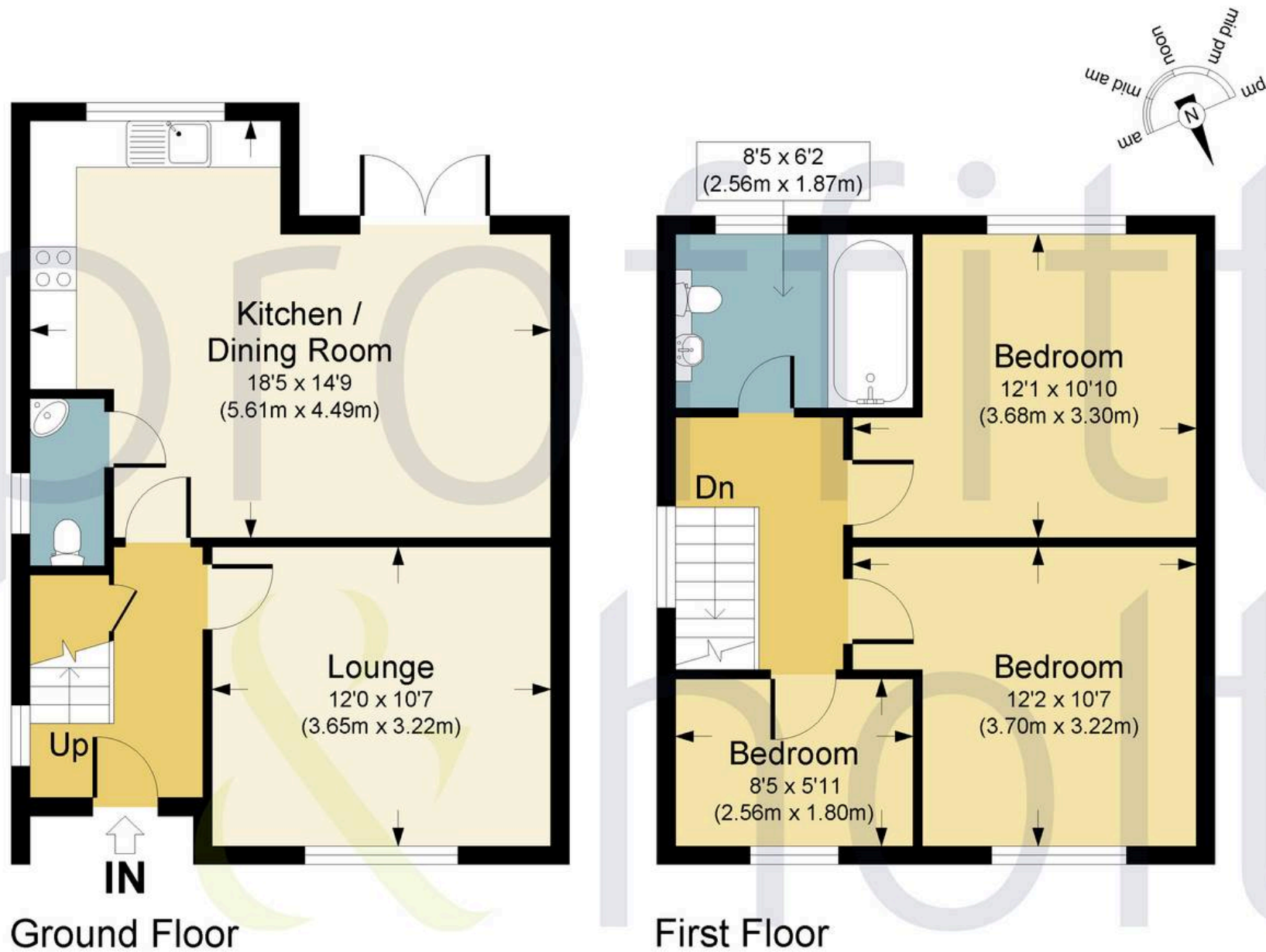
Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

Fixtures and Fittings

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







CARISBROOKE AVENUE, WD24

APPROX. GROSS INTERNAL FLOOR AREA 820.31 SQ FT / 76.21 SQ M.

PHOLTW: THIS IMAGE IS ILLUSTRATIVE ONLY - NOT TO SCALE: COPYRIGHT:THE IMAGE TAILOR LTD. 2025.





Proffitt & Holt – Watford

141 The Parade, High Street – WD17 1NA

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

