



Meadow Road, Watford
£650,000

proffitt
& holt





Meadow Road

North Watford

Situated on the popular Kingswood Estate, this impressive four bedroom semi-detached family home offers bright, well-balanced accommodation arranged over three floors. The property has been thoughtfully extended and updated to create versatile living space ideal for modern family life. The ground floor welcomes you with an inviting entrance hallway that leads into a beautifully presented formal living room, complete with a bay window and folding doors that open into a spacious dining room, allowing the two areas to seamlessly connect when desired. From here, doors open directly onto the rear garden. The kitchen is fitted with quality Bosch appliances and provides excellent worktop space, while a separate utility room adds further practicality. A sleek, modern shower room completes the ground floor.

The first floor hosts three bedrooms, including two generous doubles and a further single. The second bedroom enjoys direct access to a smart Jack and Jill shower room, shared with the remaining bedrooms on this level, making it a superb layout for families.

The principal bedroom occupies the top floor, having been converted in 2021 to create a private and stylish retreat. It features a contemporary en-suite shower room and access to useful eaves storage.

The rear garden is a wonderful extension of the living space, mainly laid to lawn with a generous patio area ideal for outdoor dining, and benefits from an outbuilding offering additional flexibility for storage or hobbies.

Council Tax Band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





Meadow Road

North Watford



Kingswood residential area is located on the north side of Watford and benefits from Kingsway Junior and Infant School, local shops and amenities, approximately one mile from Garston station with the Abbey Line service between St Albans and Watford Junction, and two miles from Watford Town Centre, with its excellent shopping, entertainment and transport facilities. The property is also well-located for easy access to the motorway network, with both the M1 and M25 motorways within and the A41, typically, a drive of five/ten minutes. Watford Junction station provides fast and frequent services into London, Euston.



- Four Bedrooms
- Spacious Living & Dining Rooms
- Modern Kitchen with Bosch appliances
- Utility Room
- Driveway Parking
- Loft-Converted Principal Bedroom
- Garden with Patio & Outbuildings
- Sought-After Location



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.

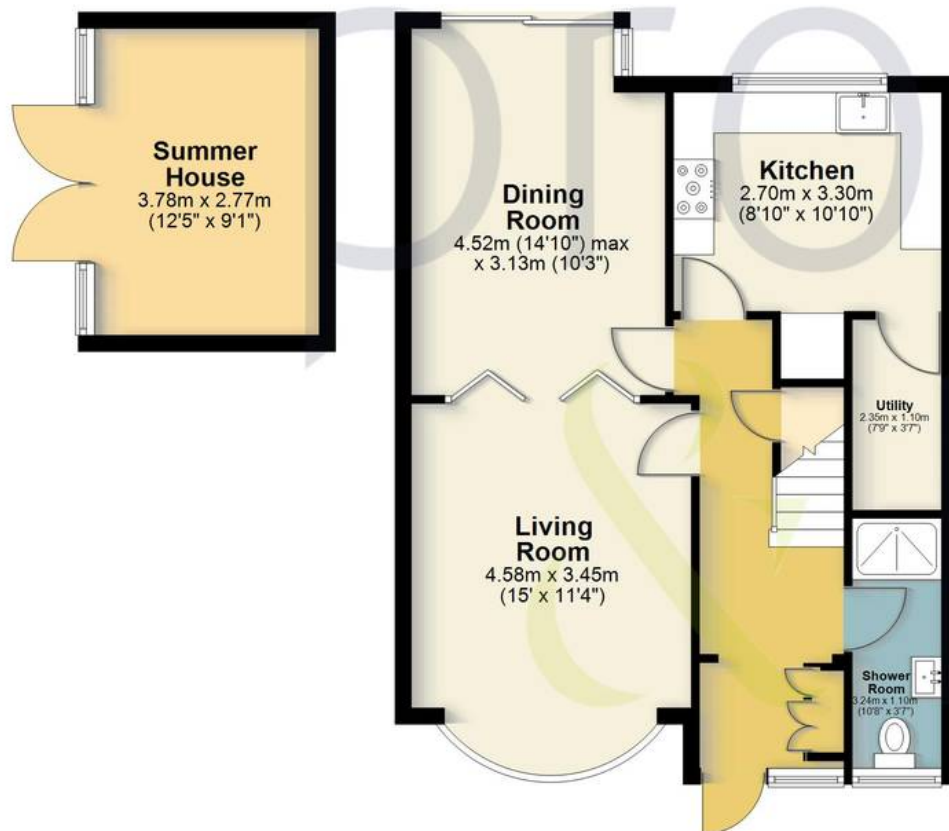






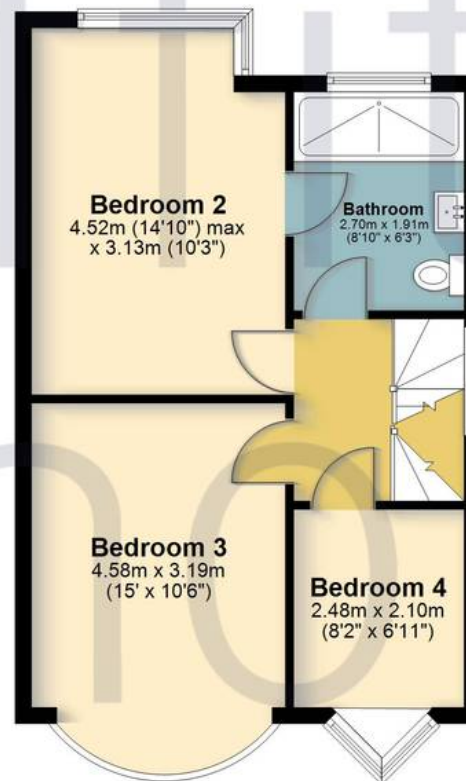
Ground Floor

Approx. 64.8 sq. metres (697.8 sq. feet)



First Floor

Approx. 43.0 sq. metres (463.1 sq. feet)



Second Floor

Approx. 33.3 sq. metres (358.8 sq. feet)



Total area: approx. 141.2 sq. metres (1519.8 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - Unauthorised reproduction prohibited.
Plan produced using PlanUp.





Proffitt & Holt – Watford

141 The Parade, High Street – WD17 1NA

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

