



Ridge Lane, Watford  
£1,150,000

proffitt  
& holt





## Ridge Lane

### Watford

An impressive five-bedroom, four-bathroom detached family home situated on the sought-after Ridge Lane – offered with no upper chain. Presented in excellent condition throughout, this spacious property spans approximately 2,397 sq. ft. and offers superb flexibility for modern family living.

The ground floor comprises a welcoming entrance hall, a front lounge with feature bay window, a large open-plan kitchen/dining room, and a bright family room with two sets of French doors opening to the garden. There is also a separate utility room, a guest WC, and useful storage.

Upstairs, the first floor hosts four generously sized bedrooms, two of which benefit from en-suite shower rooms, in addition to a well-appointed family bathroom. The second floor features an impressive principal bedroom suite complete with a dressing area, ample eaves storage, and a stylish en-suite.

Externally, the property enjoys a large rear garden, ideal for families and entertaining, along with side access and a detached garage positioned at the rear. A driveway at the front provides off-street parking for several vehicles as well as an EV charge point for electric vehicles.

Located within easy reach of local amenities, schools, and transport links, this is a superb opportunity to acquire a spacious and versatile home with no upper chain.

Council Tax Band: G

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E





## Ridge Lane

Watford



The property is Ideally situated for easy access to Watford's busy Town Centre which provides extensive shopping, transport, and entertainment facilities, including the Atria Watford Shopping & Leisure Centre, The Palace and Pumphouse theatres, Watford Colosseum, and numerous restaurants. Watford Metropolitan Line station and Watford Junction mainline station provide fast and frequent services into London. For the road user, access to the motorway network is also close-by, with the M25 & M1 motorways being accessible, typically, within a drive of 5-10 minutes. Also, close-by is the extensive parkland of the Green Flag award-winning Cassiobury Park, The Grove Hotel with its Championship Golf Course, and highly regarded restaurants plus the recently built Watford Central Sports Leisure Centre including gym and swimming pool facilities.

- Five Double Bedrooms
- Four Modern Bathrooms
- Excellent Decorative Condition
- Spacious Open-Plan Living
- Sought-After Location
- Large Rear Garden with side access
- Detached Garage
- Driveway for several vehicles with EV Charge Point





*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.



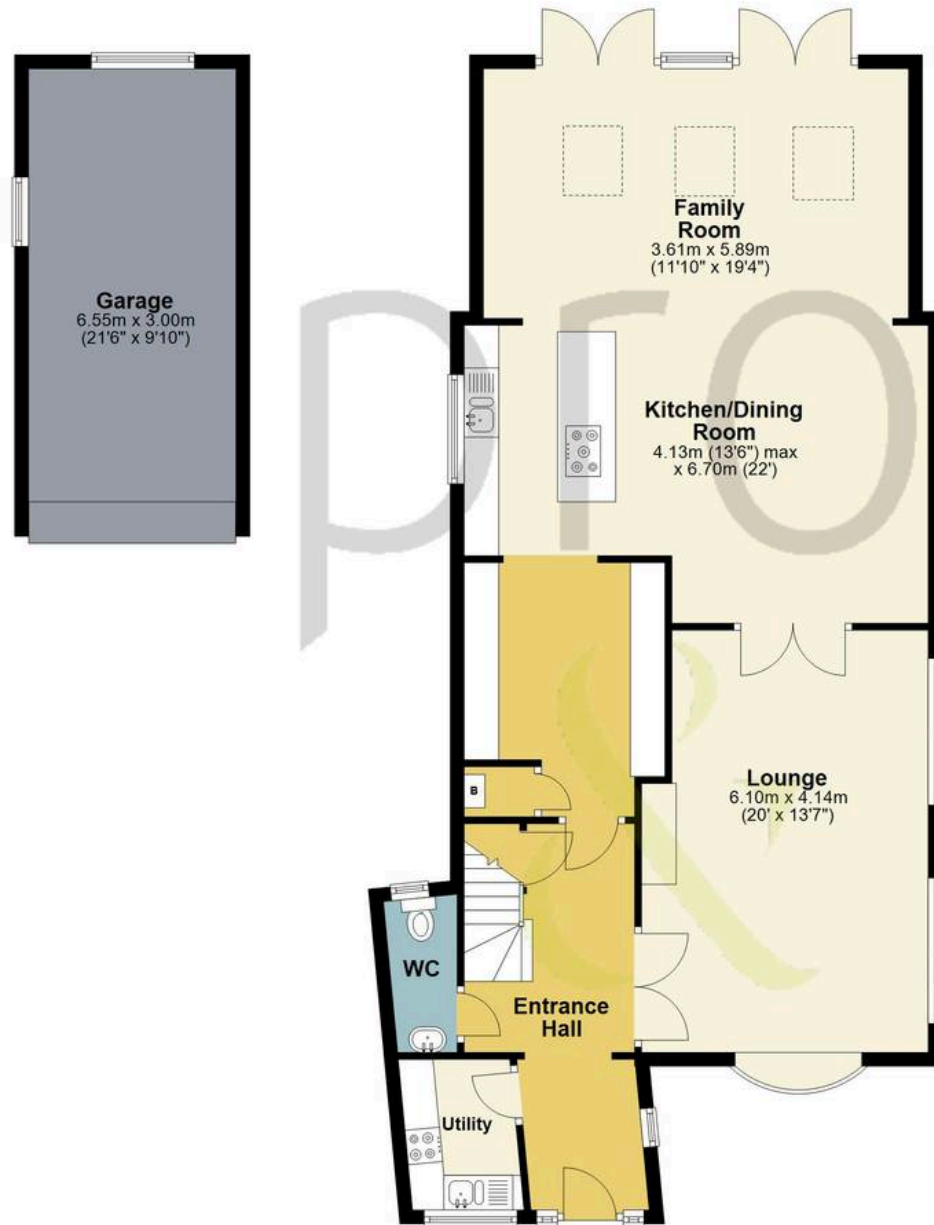






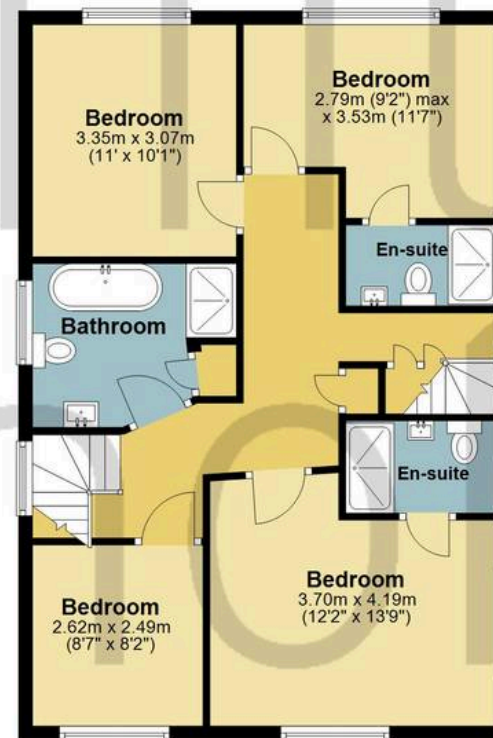
## Ground Floor

Approx. 122.2 sq. metres (1315.8 sq. feet)



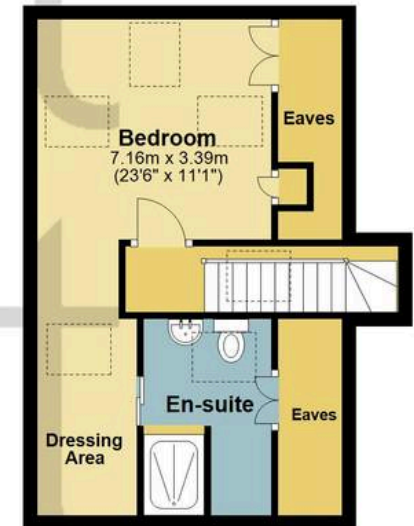
## First Floor

Approx. 68.2 sq. metres (734.2 sq. feet)



## Second Floor

Approx. 32.3 sq. metres (347.4 sq. feet)



Total area: approx. 222.7 sq. metres (2397.4 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO  
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## Proffitt & Holt – Watford

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