



11 Woodgate, Watford
£500,000

proffitt
& holt





11 Woodgate

Watford, Watford

NO UPPER CHAIN. A traditional 1950's home in this popular and quiet turning, overlooking Woodland. In need of some modernisation, it offers excellent potential, with spacious accommodation, driveway and a low maintenance rear garden. EPC - EER: D Council Tax Band: D Watford Borough Council

The property is close to both Leavesden and Woodside parks, and the residential area of Leavesden is close to Abbots Langley where its High Street has a number of shops catering for most daily requirements. For a more comprehensive range of shopping facilities and amenities, the larger towns of Watford and Hemel Hempstead are within a drive of approximately three miles. For the commuter, both Kings Langley mainline station and Watford Junction mainline station provide a service to London, Euston and Junction 20 of the M25 is approximately a distance of two miles. Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Broadband speeds available

Ultrafast

1600Mb

Average download speed of the fastest package at this postcode*

Suitable for**

Web & social

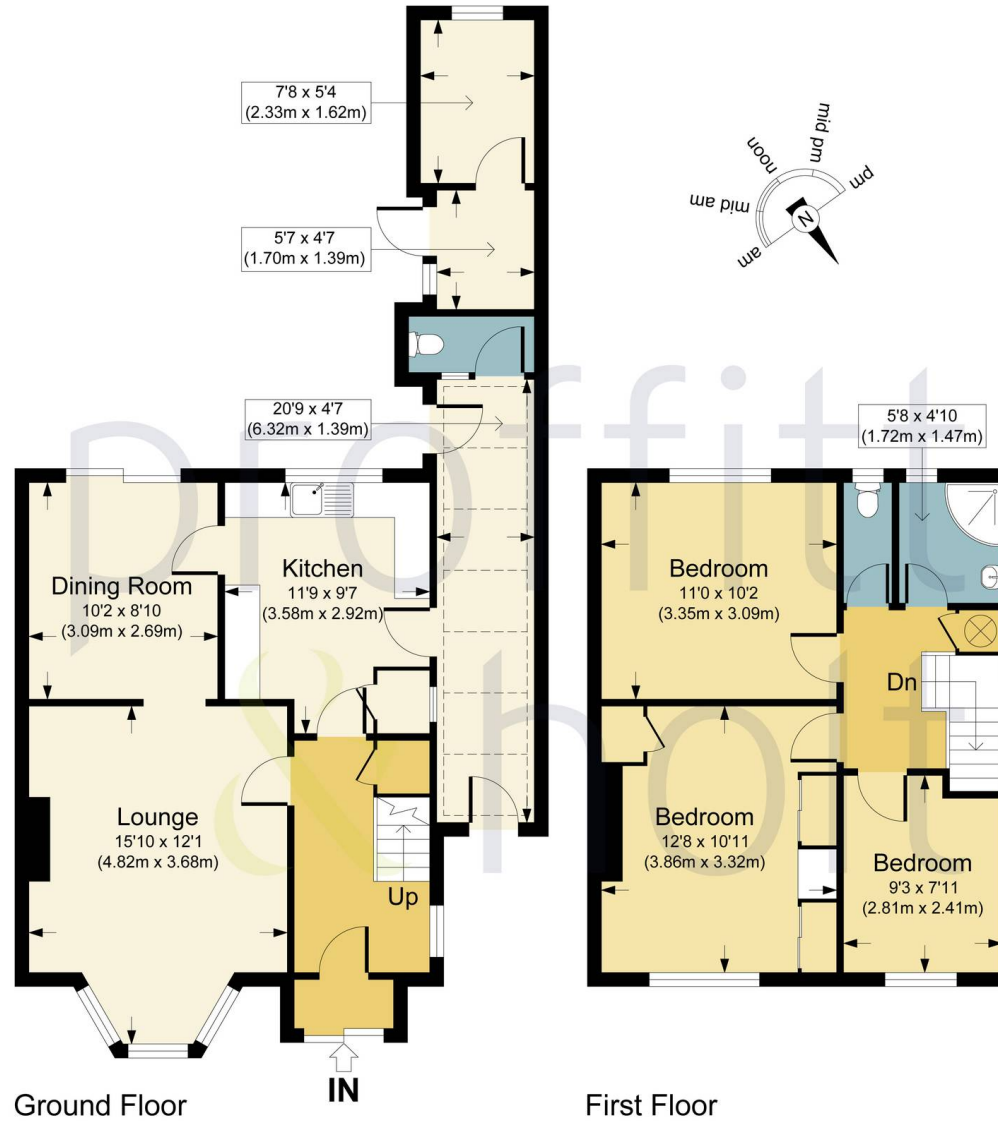
Flawless video calls

4K streaming

Online gaming







WOODGATE, WD25

APPROX. GROSS INTERNAL FLOOR AREA 1074.56 SQ FT / 99.83 SQ M.

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