



Woodside Road, Watford

Guide Price £800,000

proffitt
& holt





Woodside Road

Watford

Proffitt and Holt are delighted to offer to the market this well presented three/four bedroom detached family home in a highly sought after area and within close proximity to a host of nearby transport links as well as highly regarded local schooling.

The property has been tastefully updated by the current vendors and offers both flexible and versatile accommodation comprising entrance porch, entrance hall, living room, dining room, kitchen/breakfast area, conservatory, utility room, downstairs wc/shower room, and study/bedroom four to the ground floor. To the first floor there are three well proportioned bedrooms and a four piece family bathroom.

Externally, the property excels with ample parking available to the front, via the driveway, and to the rear the garden is both generous in size and mainly laid to lawn and also boasts a paved patio seating area - ideal for entertaining.

To fully appreciate what this property has to offer please contact leading local agents Proffitt and Holt.





Woodside Road

Watford

Abbots Langley has a number of local shops catering for most daily requirements, while 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 a distance of approximately two miles.

Council Tax Band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Three/Four Bedrooms
- Detached
- Conservatory
- Generous Rear Garden
- Driveway Parking
- Close to Highly Regarded Schooling
- Excellent Transport Links
- Well Presented





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.

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



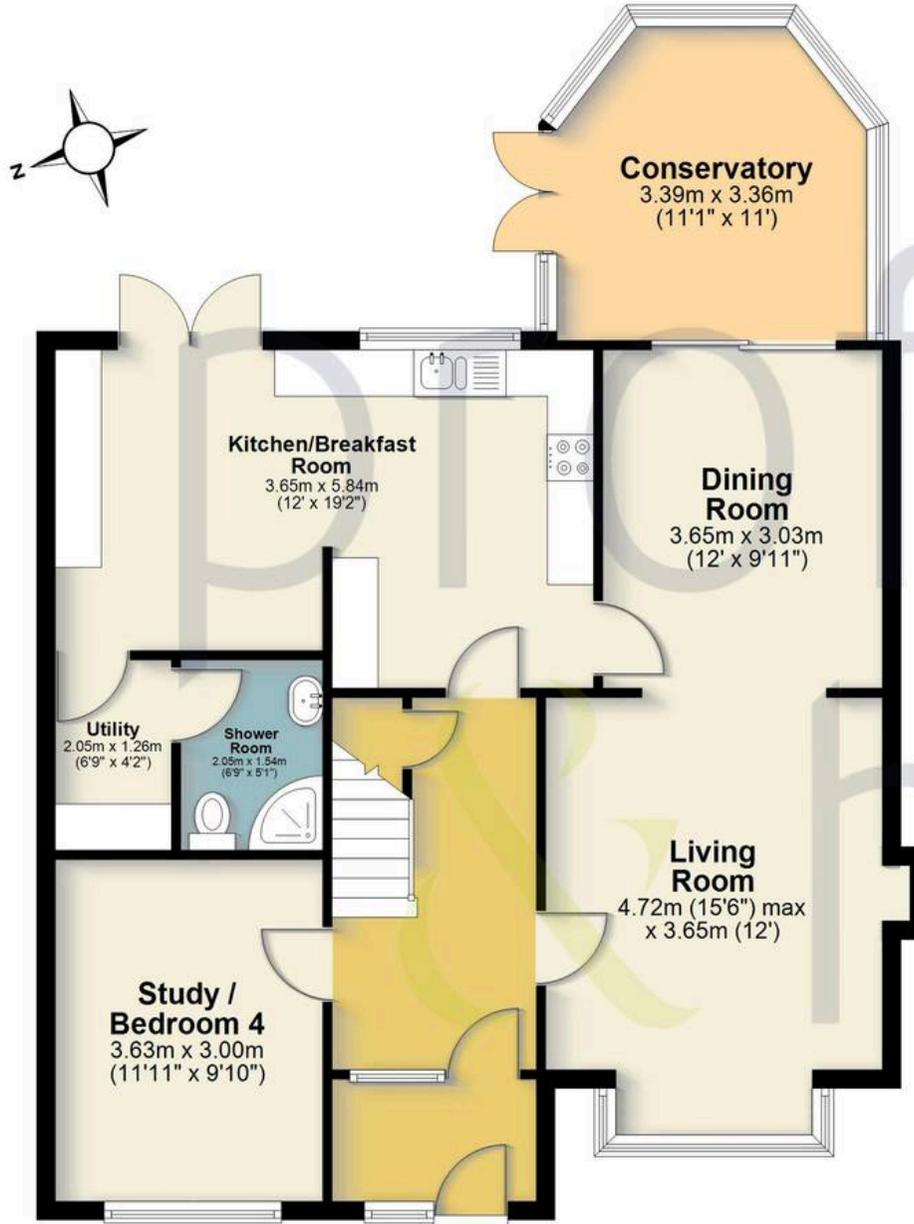






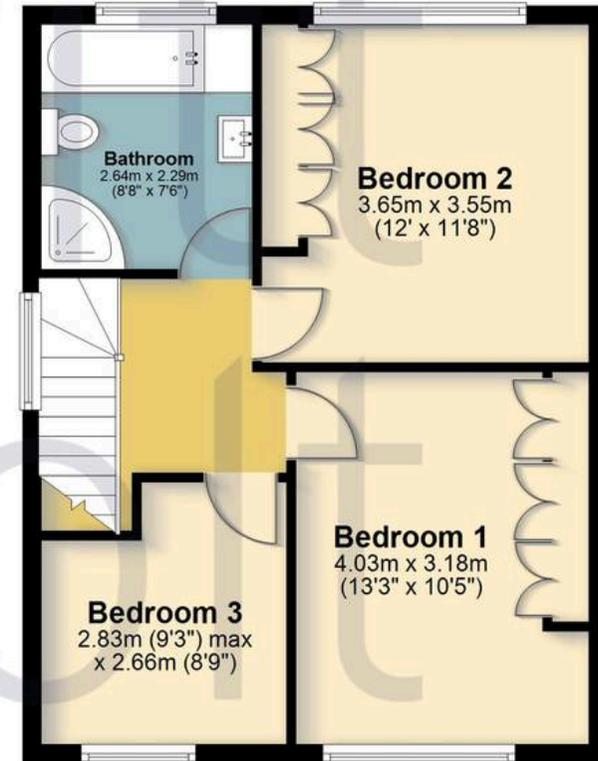
Ground Floor

Approx. 89.2 sq. metres (960.4 sq. feet)



First Floor

Approx. 46.1 sq. metres (496.1 sq. feet)



Total area: approx. 135.3 sq. metres (1456.5 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

14 High Street, Abbots Langley - WD5 0AR

01923 270444 • stlrangeys@proffitt-holt.co.uk • www.proffitt-holt.co.uk/

