



Ladys Close, Watford, WD18 0WA

Asking Price £700,000

Set near the heart of Watford Town Centre, this modern townhouse on Ladys Close offers a perfect blend of contemporary living and convenience. With three well-proportioned bedrooms, this property is ideal for families or professionals seeking a comfortable and stylish home.

The townhouse boasts two modern bathrooms, catering to the needs of a busy household while providing a touch of luxury. Set within a secure gated development, this property offers peace of mind and a sense of community. Off-street parking plus visitor parking adds to the convenience, making it easy for residents and guests alike.

One of the standout features of this location is its proximity to Watford Girls Grammar School, making it an excellent choice for families prioritising education. Additionally, the vibrant town centre is just a stone's throw away, offering a plethora of shops, restaurants, and leisure facilities. Whether you are looking to invest or find your next family home, this property is sure to impress. Don't miss the opportunity to make this delightful townhouse your own.

Clements Estate Agents are delighted to offer this delightful three bedroom Modern Townhouse situated in this popular Town Centre gated development. The Property offers good decorative order, spacious room sizes, well kept gardens, off street & visitor parking, two electric car chargers and a sought after location set within easy reach of Watford Girls Grammar School, shops and amenities. Viewing very much essential!

FRONT DOOR TO :

ENTRANCE PORCH

ENTRANCE HALLWAY

SHOWER ROOM

BEDROOM THREE 11'3 x 7'6 (3.43m x 2.29m)



DRESSING AREA 9 x 6 (2.74m x 1.83m)



UTILITY AREA 7'8 x 5'6 (2.34m x 1.68m)



CONSERVATORY 13'2 x 10'8 (4.01m x 3.25m)



FIRST FLOOR LANDING

LOUNGE / DINER 14'2 x 12'9 (4.32m x 3.89m)



MAIN KITCHEN 12'8 x 7'9 (3.86m x 2.36m)



BEDROOM TWO 12'4 x 10'4 (3.76m x 3.15m)



SECOND FLOOR LANDING

BEDROOM ONE 12'5 x 8'4 (3.78m x 2.54m)



BATHROOM



EN SUITE



OUTSIDE



FRONT GATED AREA WITH VISITOR PARKING



REAR GARDEN



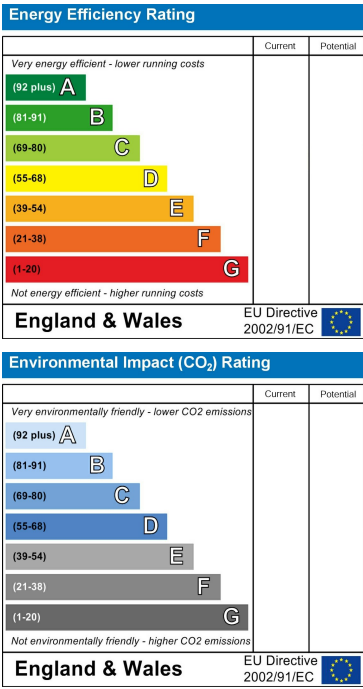
Floor Plan



Area Map



Energy Efficiency Graph



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