



**Harwoods Road, Watford, WD18 7RA**



**welcome to**

## **Harwoods Road, Watford**

Bright 3-bedroom family home with three bathrooms, a private garden, and excellent storage - within walking distance of all Watford stations, the town centre, highly regarded primary and secondary schools, and beautiful local parks.





**Ground Floor**



**First Floor**



**Second Floor**

## Entrance

## Lounge

20' 4" x 10' 10" ( 6.20m x 3.30m )

## Kitchen

20' 6" x 14' 3" ( 6.25m x 4.34m )

## Bathroom

6' 6" x 7' 5" ( 1.98m x 2.26m )

## Bedroom 1

15' 3" x 14' 3" ( 4.65m x 4.34m )

## Bedroom 2

12' 8" x 7' ( 3.86m x 2.13m )

## Bathroom

11' 10" x 8' 2" ( 3.61m x 2.49m )

## Bedroom 3

20' 6" x 10' 10" ( 6.25m x 3.30m )

## En Suite

## Total Floor Area (from the EPC)

123 Square Metres

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## Harwoods Road, Watford

- Three-bedroom end-terraced home filled with natural light
- Three bathrooms across all floors, including an en-suite to the main bedroom
- Spacious lounge flowing into a second living area with built-in shelves
- Modern fitted kitchen with skylights and French doors opening onto the garden
- Low-maintenance outdoor space with wood decking and quality artificial grass

Tenure: Freehold EPC Rating: E  
Council Tax Band: D

Guide price

**£525,000 - £550,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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