



Rickmansworth Road, Watford, Hertfordshire, WD18 7JG

Guide price: £685,000 Freehold

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# About the property

This well-presented mid-terraced townhouse is set over three floors in a sought-after location, just a five-minute walk from Watford Metropolitan Station.

The accommodation includes two reception rooms and a modern kitchen/breakfast room with integrated appliances. There are four double bedrooms with built-in wardrobes, including a principal bedroom with an ensuite, plus a family bathroom.

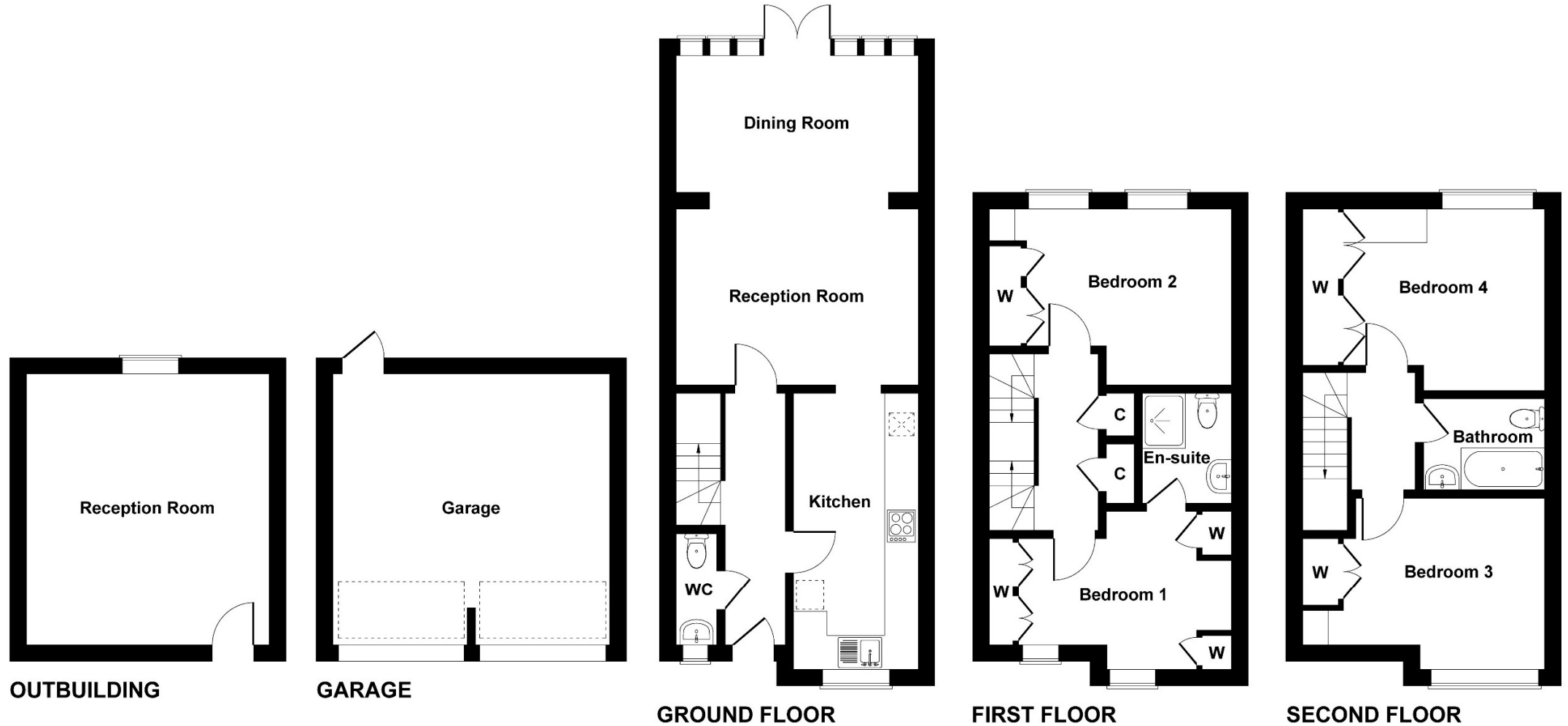
There is a well-maintained rear garden together with two garages accessed from the road to the rear with a studio room above accessed from steps in the garden.

Ideally situated for commuters, the property offers easy access to the A41, M25, and M1. It is also within walking distance of Watford Boys Grammar School, Cassiobury Park (0.6 miles), and Watford Town Centre.



- Four double bedrooms
- Town house
- Close to Watford Metropolitan Line station
- Two garages
- Short walk to Watford Boys Grammar School
- Modern kitchen

# Rickmansworth Road, Watford



Not to Scale. Produced by The Plan Portal 2025  
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To view this property, contact us on-

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## Area Information

Watford Town Centre has transformed, with the redevelopment of the Atria shopping centre creating extra retail space, a large Cineworld Imax cinema, leisure complex and a vibrant new restaurant hub.

The area is surrounded by some beautiful countryside with many locations to enjoy walking and cycling. There is also a variety of other leisure facilities including golf, football, tennis and cricket. There are many leisure and health clubs close by providing swimming and sports facilities and Watford is home to one of England's most luxurious golf courses at The Grove, Chandlers Cross.

The business climate is developing, and the business start-up rate is high in the area. Significant investment in the area has contributed to greater employment and this will continue to be the case as the re-development of the town centre is creating further employment opportunities.

**Local Authority:** Watford Borough Council

**Council Tax:** Band F

**Nearest Station:** 0.5 miles to Watford Station

**Distance to Town Centre:** 0.4 miles to Watford Town Centre

**Nearest Motorway:** 2.8 miles to Junction 5 of the M1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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