



High Road, Watford, Hertfordshire, WD25 7AL
Offers in excess of: £700,000 Freehold

sewell &
gardner





About the property

Formerly the Manor House and now thoughtfully converted into two semi-detached homes, this beautifully presented 3/4 bedroom property offers a wealth of character and generous living space throughout. An internal viewing is highly recommended to truly appreciate the charm and versatility this home provides.

The accommodation is approached via a side entrance leading into a welcoming hallway. From here, you'll find a large, eat-in kitchen that provides the perfect setting for family meals and entertaining. The ground floor also features a formal dining room, a useful downstairs WC, and a spacious sitting room with double doors opening onto the rear garden, filling the space with natural light and creating a wonderful connection to the outdoors.

Upstairs, a bright and airy landing offers enough space for a desk or reading area and leads to three well-proportioned double bedrooms and a stylish family bathroom. A loft room, currently used as a fourth double bedroom, is accessed directly from the landing, adding flexibility to the layout whether for guests, teenagers, or use as a home office.

The property also benefits from a large basement accessed from the entrance hall, offering significant potential to be converted into further accommodation, subject to any necessary consents. Outside, there is driveway parking for several cars, a detached garage providing excellent storage or workshop space, and a well maintained rear garden extending to approximately 100 feet—an ideal space for families and garden enthusiasts alike.

This unique home effortlessly blends period charm with modern convenience and presents a rare opportunity to own a piece of local history in a highly desirable setting.

Local Authority: Watford Borough Council

Approximate floor area: 1,941 sq ft

Council Tax Band: F

Tenure: Freehold



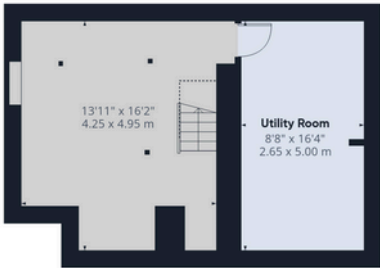


Key features

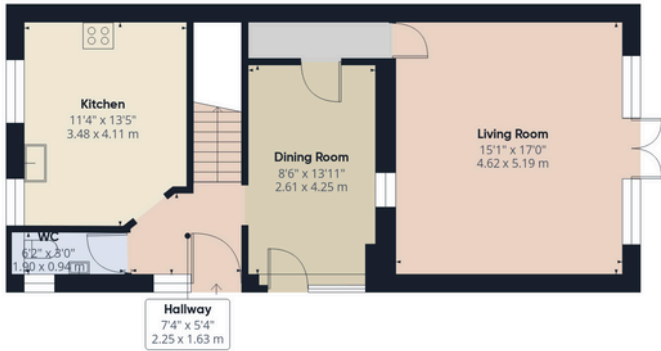
- Three/four bedrooms
- Semi-detached home
- Grade II listed
- Off-street parking
- Well-presented throughout
- Large basement
- Detached garage



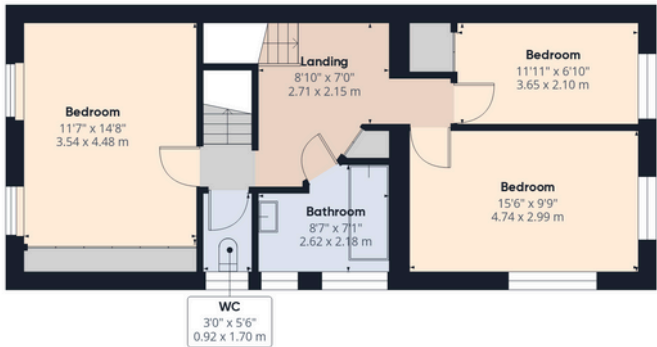
Floorplan



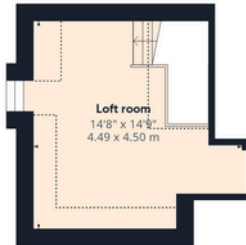
Basement Building 1



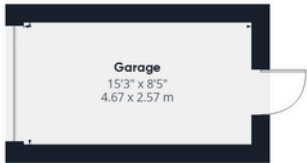
Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

1941 ft²
180.3 m²

Reduced headroom

49 ft²
4.6 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Area Information

Watford Town Centre has transformed, with the redevelopment of the Harlequin 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.

There is also the benefit of easy access to London from both Watford Junction and Watford Metropolitan line stations

- 2.6 miles to Watford Junction Station
- 2.6 miles to Watford Town Centre
- Nearest Motorway: 1.2 miles to M25

Every care has been taken to ensure that the details in this brochure represent an accurate description of the property. However, we wish to inform prospective purchasers that these sales particulars are a general guide and none of the statements or dimensions should be relied upon as statements of representation or fact. Transparency of referral fees: We're legally required to inform you that we receive referral income from the following solicitors and surveyors up to the value of £150.00 per transaction; The Partnership, EMW Law, Hanney Dawkins & Jones, Archer Rusby Solicitors LLP, Woodward Surveyors Trend & Thomas Surveyors. For financial services we recommend Severn Financial and receive an average referral income of £260.00 per transaction. Although we recommend these companies because we believe they offer an excellent service, you are not under any obligation to use them.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		







Contact Sewell & Gardner on 01923 776400 or sgsales@sewellgardner.com