



Premier Place, Watford, Hertfordshire, WD18 7PB
Offers in excess of £650,000 Freehold

sewell &
gardner



About the property

Set in the prestigious town of Watford, this stunning three-bedroom town house, built in 2004, offers a superb blend of contemporary style and comfort across three floors. Upon entering the development you are greeted by a beautiful gated entrance, complete with secure passcode access.

Stepping inside, the welcoming hallway offers a downstairs WC and storage cloakroom, before opening into a stunning open-plan kitchen/diner with a fully integrated kitchen and central island. To the rear, a bright glass conservatory floods the home with natural light, creating the perfect space for family dining and entertaining.

Spread across three floors, this beautifully presented home offers stylish and versatile living. The first floor hosts a generous lounge with a Juliet balcony, and a cosy, modern design, alongside a single bedroom, currently used as a study, with built in furniture and a sleek family bathroom. The top floor boasts a spacious principal bedroom with multiple wardrobes and an ensuite, plus an additional large double bedroom with built in wardrobes and shelving and excellent natural light.

Outside, the property features a well-maintained west-facing garden, while the internal garage provides extra convenience, alongside the additional allocated parking space, perfect for visitors.

An in-person viewing is required to truly appreciate this exceptional home.

Local Authority: Watford Borough Council

Approximate floor area: 1,402 sq ft

Council Tax Band: E

Tenure: Freehold

Estate Service Charge: £184.50 (each 1st January and 1st July)



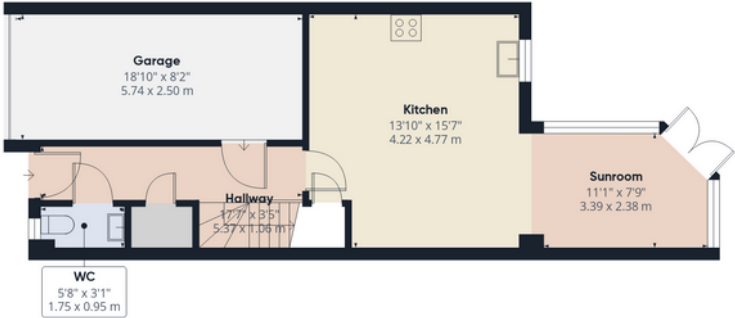


Key features

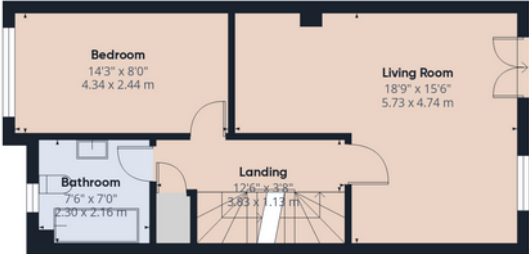
- Three bedrooms
- Town House
- Spacious open-plan kitchen/diner
- Well-presented throughout
- Secure gated development
- Driveway parking, integral garage & additional allocated parking space
- Close to local amenities



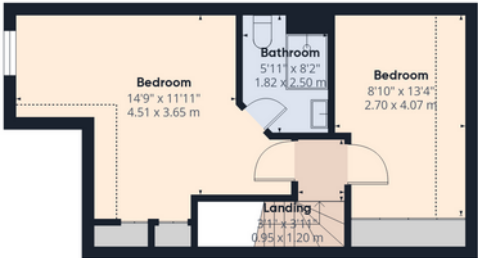
Floorplan



Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾
1402 ft²
130.2 m²

Reduced headroom
41 ft²
3.9 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 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 beautiful countryside with many locations to enjoy walking and cycling. A particular highlight is Cassiobury Park, one of the largest public parks in Hertfordshire, offering over 190 acres of green space, woodland trails, children's play areas, a miniature railway and open fields perfect for sports, picnics, and outdoor activities.

There is also a variety of other leisure facilities including golf, football, tennis and cricket. Many leisure and health clubs are close by providing swimming and sports facilities, and Watford is home to one of England's most luxurious golf courses at The Grove, Changers Cross.

Education in Watford is highly regarded, with schools such as Watford Grammar School for Boys and Watford Grammar School for Girls enjoying excellent reputations. Both schools consistently achieve strong academic results and offer a wide range of extracurricular opportunities, making them highly sought after by families in the area.

- 0.6 miles to Watford Met Line Station
- 1.5 miles to Watford Town Centre
- Nearest Motorway: 3.4 miles to the M1

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; Archer Rusby Solicitors LLP, Taylor Walton Solicitors, Hanney Dawkins & Jones Solicitors, The Partnership, & Woodward Surveyors. For financial services we recommend Severn Financial and one of our directors does have a vested interest in the business. We take an average referral fee of £90. We recommend these companies because we believe they offer an excellent service, however, you are not under any obligation to use them.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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