



Beechpark Way, Watford  
WD17 3TY

Offers in excess of £650,000 Freehold



# The property

Located in a peaceful cul-des-ac, this beautifully presented three bedroom detached home offers a wonderful opportunity for comfortable family living with the added benefit of no upper chain.

This inviting home features a spacious reception room, providing an ideal space for relaxing and entertaining. The well appointed kitchen is ready for your personal touch, and the property benefits from two bathrooms, ensuring convenience for everyone. Externally, the property boasts a driveway and a garage, offering ample off road parking and additional storage. The generous plot also presents exciting potential to extend, subject to planning permission, allowing you to tailor the home to your exact needs.

Nestled in the desirable WD17 postcode, this home provides a tranquil setting while remaining convenient for local amenities and transport links. It's an ideal choice for those seeking a peaceful retreat with scope for future enhancement.





## Key Features

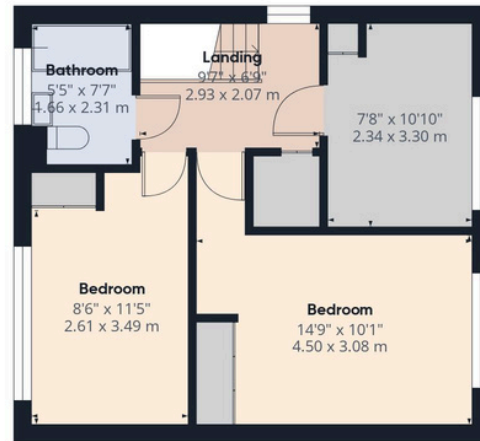
- Three bedroom detached home
- NO UPPER CHAIN
- Driveway
- Garage
- Peaceful cul-de-sac location
- Potential to extend STPP



# Floorplan



Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**

1208 ft<sup>2</sup>  
112.2 m<sup>2</sup>

**Reduced headroom**

12 ft<sup>2</sup>  
1.2 m<sup>2</sup>

(1) Excluding balconies and terraces

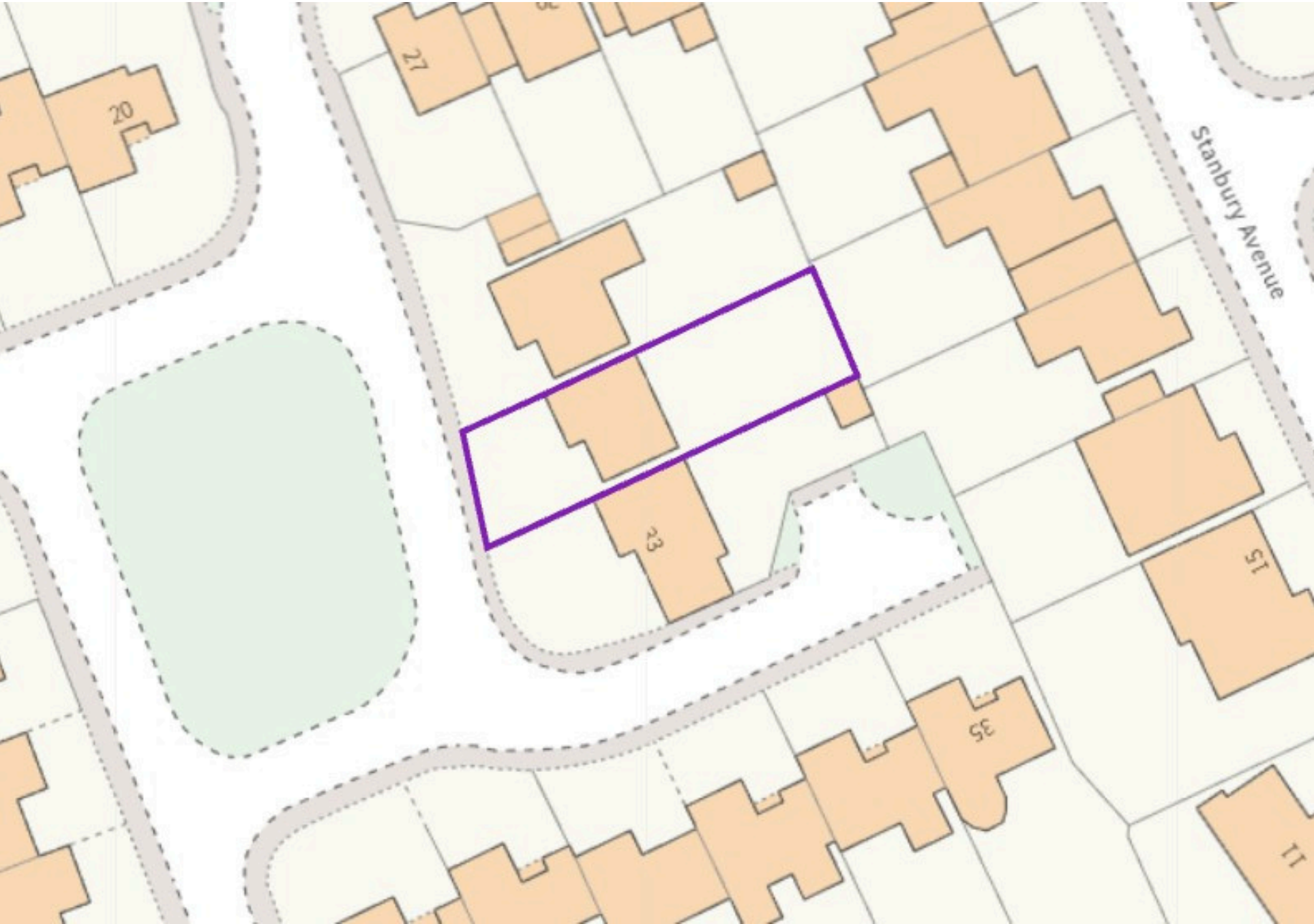
**Reduced headroom**

..... 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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Boundary





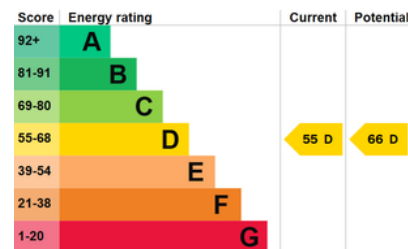
# Area Information

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 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, Chandlers 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.

- 1.7 miles to Watford Junction Station
- 2 miles to Watford Town Centre
- Nearest Motorway: 2.1 miles to M25
- Local Authority: Watford Borough Council
- Council Tax: F
- Approximate floor area: 1207 sq ft
- Tenure: Freehold



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.

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