



Forest Road, Watford

Guide Price £475,000

proffitt
& holt





Forest Road

Watford

Offered to the market with no upper chain, this well-presented three-bedroom family home provides spacious and versatile accommodation..

The property has been neatly maintained throughout and features a superb contemporary refitted kitchen-diner, creating the perfect space for everyday family life and entertaining alike. The generous living accommodation is complemented by a convenient downstairs W/C, while upstairs offers three well-proportioned bedrooms and a modern family bathroom.

Externally, the property benefits from a low maintenance rear garden, as well a detached garage, providing secure parking or additional storage, along with ample outdoor space.

Ideally situated within a short walk of highly regarded local primary schools, this home also enjoys excellent access to nearby amenities and transport links, making it a fantastic choice for families and commuters alike.

Early viewing is highly recommended.





Forest Road

Watford

Getting into London could not be easier with Kings Langley mainline train station offering a 25-minute journey into London Euston. Junction 20 of the M25 is a drive of approximately two miles from the property. Abbots Langley boasts a number of village shops and restaurants with local schools and churches being at the centre of the community. The larger towns of both Watford and Hemel Hempstead are within a drive of approximately three miles, and both boast shopping & leisure centres, and numerous restaurants.

- No Upper Chain
- Neatly Presented Throughout
- Spacious Accommodation
- Contemporary Refitted Kitchen-Diner
- Garage
- Downstairs W/C
- Short Walk To Local Primary Schools





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Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



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General Information

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Services

Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

For broadband and mobile speeds see:

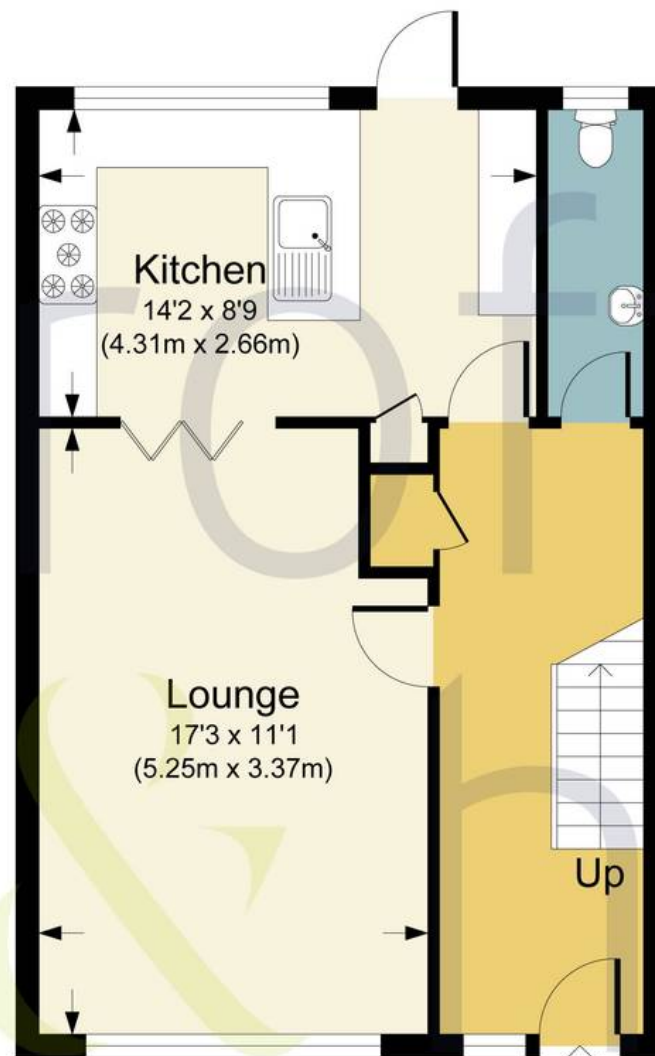
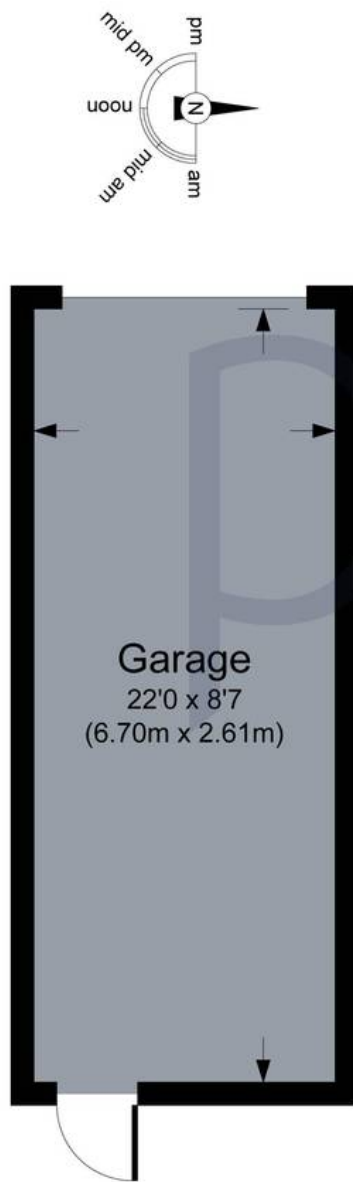
<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

Fixtures and Fittings

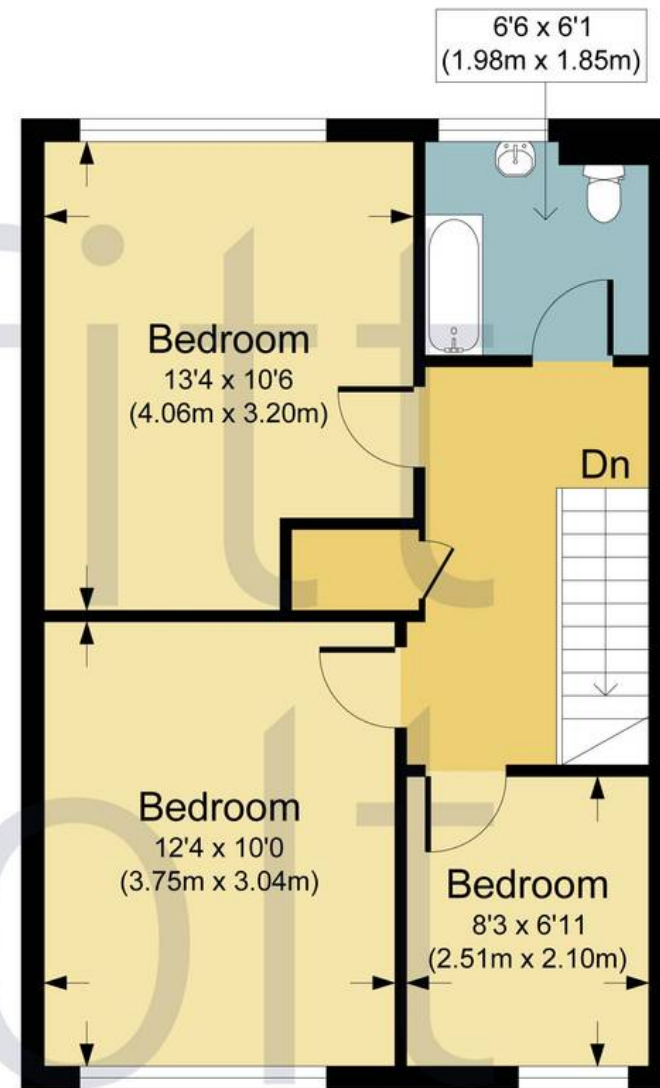
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.







Ground Floor



First Floor

FOREST ROAD, WD25

APPROX. GROSS INTERNAL FLOOR AREA 1091.78 SQ FT / 101.43 SQ M. INC. GARAGE

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Proffitt & Holt

14 High Street, Abbots Langley - WD5 0AR

01923 270444 • street@proffitt-holt.co.uk • www.proffitt-holt.co.uk/

