



Balmoral Road, Watford, WD24 4ET

Guide Price £530,000 Freehold



# The property

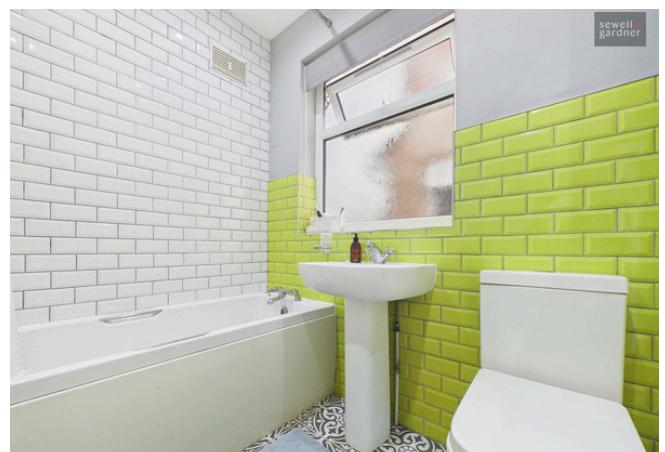
Nestled on the ever-popular Balmoral Road, this charming three-bedroom semi-detached home is offered to the market and is ideal for families and first-time buyers alike.

A beautifully spacious porch provides the perfect spot for muddy boots and umbrellas, leading into a welcoming hallway that gives access to the generous living room. The living room features a large bay window overlooking the front of the property, while to the rear a dedicated dining area with double sliding doors opens onto the garden, creating a wonderful space for entertaining. The separate kitchen benefits from integrated appliances and additional access to the garden.

Upstairs, the principal bedroom boasts a large bay window and built-in storage. The second bedroom is a well-proportioned double overlooking the rear garden, while the third bedroom to the front is bright and airy. A modern family bathroom completes the first floor.

Externally, the South-West facing garden offers a patio leading onto lawn with a useful shed. Side access and driveway parking to the front add further convenience.

Early viewing is highly recommended.



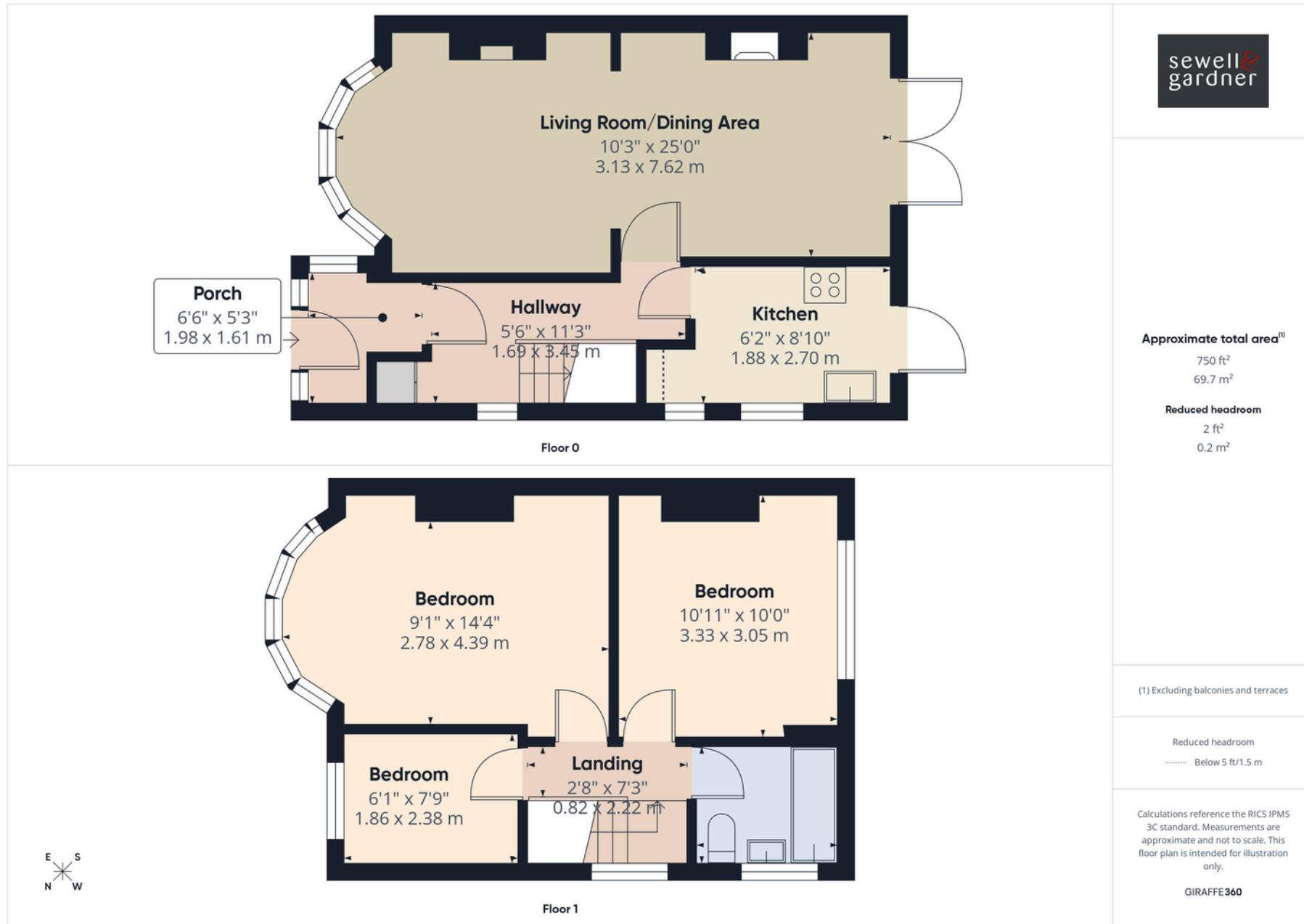


# Key features

- Semi-detached home
- Three well-appointed bedrooms
- Generous living room
- Dining area with double doors to garden
- Well-presented throughout
- Fully tiled family bathroom
- South-West facing garden
- Driveway parking with side access
- Excellent local schooling
- Watford Town Centre in walkable distance



# Floorplan









# Area Information

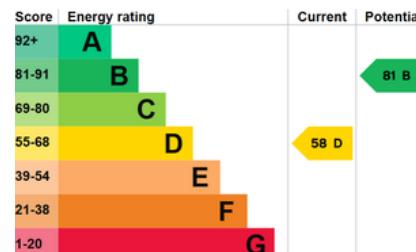
Watford Town Centre has transformed, with the redevelopment of the Atria shopping centre creating extra retail space, a large Cineworld IMAX cinema, leisure complex and a vibrant new restaurant hub. The area is surrounded by beautiful countryside with many locations to enjoy walking and cycling. A particular 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, 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 mile to Watford Junction Station
- 1.5 miles to Watford Town Centre
- Nearest Motorway: 2.3 miles to the 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.



sewell &  
gardner

Contact Sewell & Gardner on 01923 776400 or [sgsales@sewellgardner.com](mailto:sgsales@sewellgardner.com)