

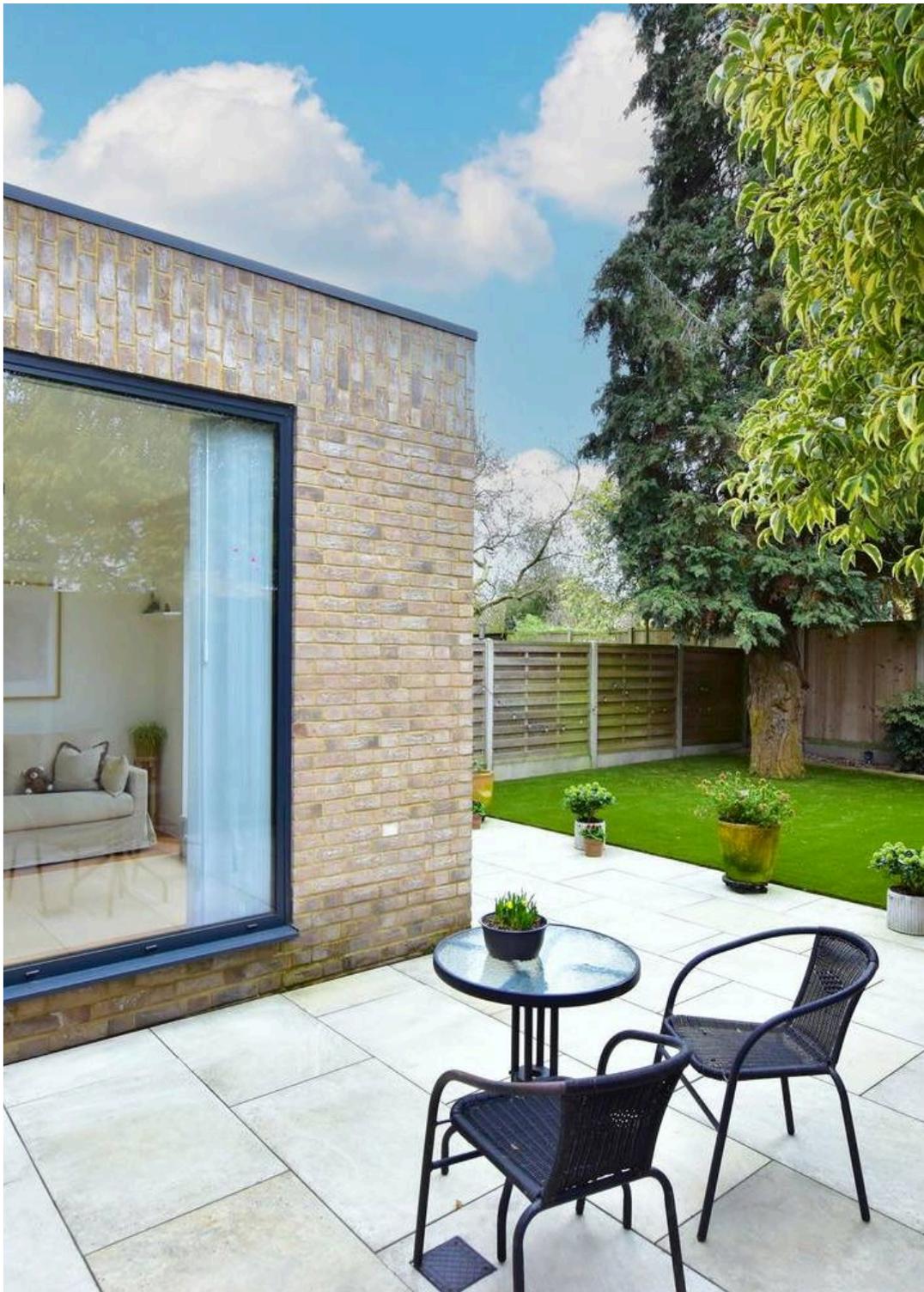


High Road, Watford

Guide Price £825,000

proffitt
& holt





Woodside Mews

High Road, Watford

Located within a secure gated development on a private road. This impressive three bedroom link-detached house, created by award winning architects TAS, having won the Royal Institute of British Architects Journal 'Best On Show Vote' for the Eastern Region in 2020, offers a rare opportunity to acquire a beautifully presented home in a highly sought after area. The property showcases an exceptional modern finish throughout, with meticulous attention to detail evident in every room. The spacious entrance hall leads to a bright and airy living area, enhanced by contemporary décor and large windows that allow for an abundance of natural light. The open-plan kitchen and dining space is fitted with high quality appliances, ample marble work tops and finish plus sleek cabinetry, making it ideal for both every-day living and entertaining guests. Each of the three bedrooms is generously proportioned, with the principal bedroom on the third floor benefiting from fitted wardrobes and a stylish en-suite shower room. The additional bedrooms are perfect for family members or guests, and could also serve as a home office or study depending on individual needs. The family bathroom is elegantly finished with modern fixtures and fittings. Comfort is assured throughout the year with the addition of air conditioning, and there is a fire safety sprinkler system across the building. The overall presentation of the property reflects a genuine pride of ownership. There is potential to add a 4th bedroom, subject to planning and consents.

Externally there is an attractive entertaining patio area just off the dining room, also front, rear and side gardens. The property also has two allocated parking spaces, as well as additional visitor and off street parking, providing convenience for both residents and guests. The location is particularly advantageous, with a selection of shops and amenities just a short walk away, catering to every-day requirements. The property is also ideally situated for families, being in close proximity to the highly regarded Parmiter's School, renowned for its excellent educational standards. This property represents an outstanding opportunity for those seeking a stylish and low-maintenance home in a peaceful yet convenient setting, combining security, comfort and modern living in equal measure.



Woodside Mews

High Road, Watford

Abbots Langley has a number of local shops catering for most daily requirements, while for a more comprehensive range of shopping facilities and amenities, the larger towns of Watford and Hemel Hempstead are within a drive of approximately three miles. Local Bus Service direct to Watford Junction Train Station and nearby Hospital. For the commuter, both Kings Langley mainline station and Watford Junction mainline station provide a service to London Euston and Junction 20 of the M25 is a distance of approximately two miles.

Council Tax Band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



- Secure Gated Development
- Private Road
- Two allocated parking spaces & visitor parking
- Close to shops and amenities
- Air Conditioning
- Excellently Presented
- Impressive Modern Finish throughout
- Close to Parmiter's School
- Convenient Transport Links





General Information

Services

For broadband and mobile speeds see:

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

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

Fixtures and Fittings

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



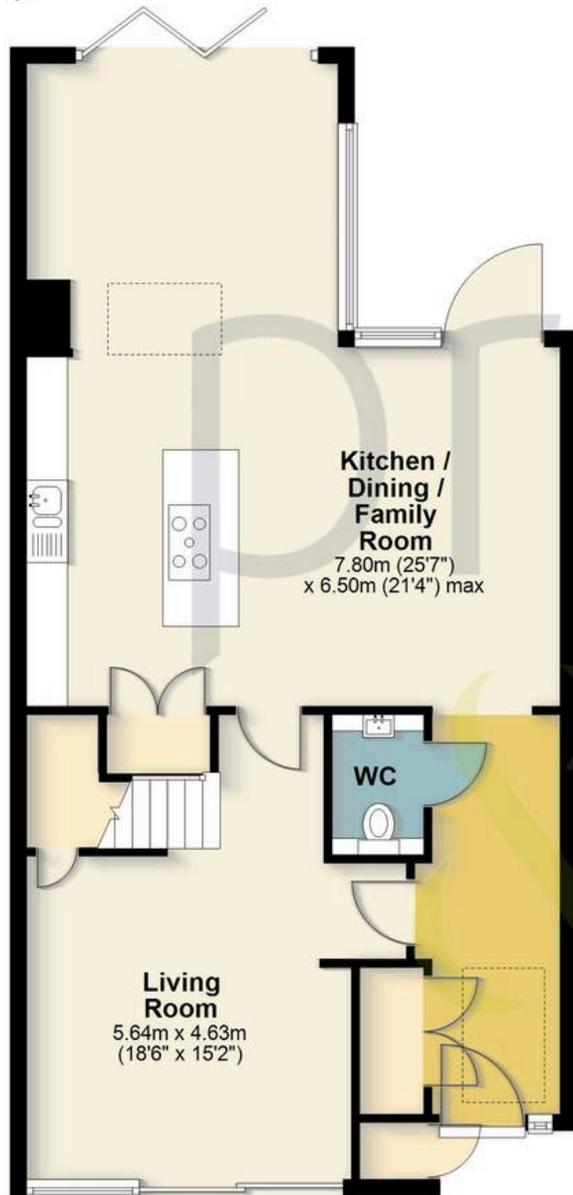




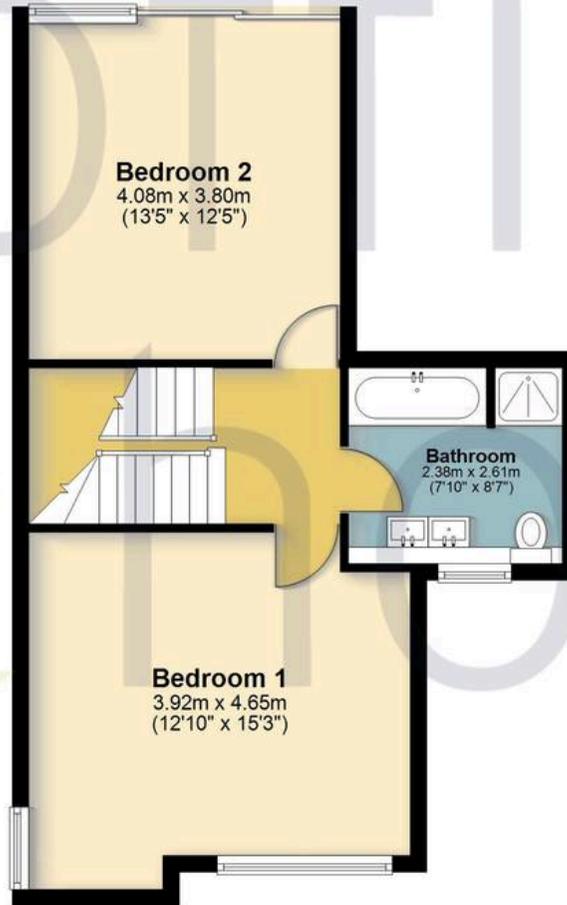




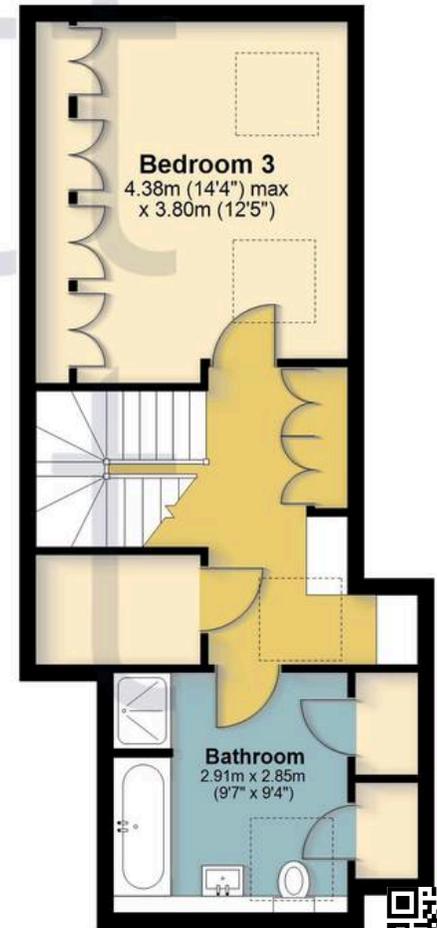
Ground Floor



First Floor



Second Floor



Total area: approx. 168.3 sq. metres (1812 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - Unauthorised reproduction prohibited.
Plan produced using PlanUp.





Proffitt & Holt

14 High Street, Abbots Langley - WD5 0AR

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

