



Woodside Road, Watford

Guide Price £825,000

proffitt
& holt





Woodside Road

Watford

We are delighted to introduce this impressive four-bedroom detached house, ideally situated in a sought-after residential area known for its excellent transport links and highly regarded local schooling. The accommodation itself is spacious and thoughtfully arranged, making it an ideal family home.

The internal accommodation comprises entrance porch, entrance hall, a generous living room, kitchen/breakfast room, utility, downstairs wc and study to the ground floor.

To the first floor there are four well proportioned bedrooms (master with en suite) and a separate family bathroom.

The house is well presented throughout, with neutral décor that allows any new owner to move straight in or easily put their own stamp on the property. For those seeking further space or wishing to create a bespoke living environment, the property offers excellent potential for extension or reconfiguration (subject to planning permission), making it a fantastic long-term investment. Practical features include a garage and driveway parking, ensuring convenience for multiple vehicles and visiting guests. Viewing is highly recommended to fully appreciate the space, comfort, and potential that this wonderful home has to offer.





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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. 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: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Four Bedrooms
- Detached
- En Suite to Master Bedroom
- Generous Rear Garden
- Excellent Potential (stpp)
- Garage
- Driveway Parking
- Excellent Transport Links Nearby
- Highly Regarded Local Schooling





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.





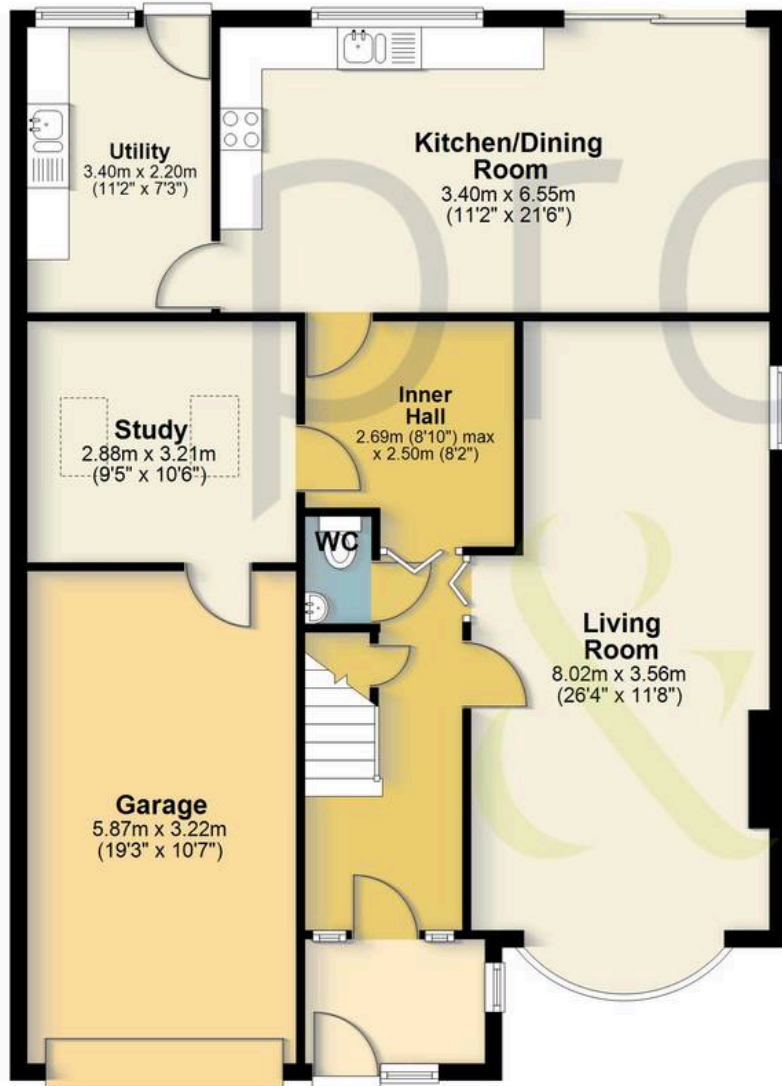






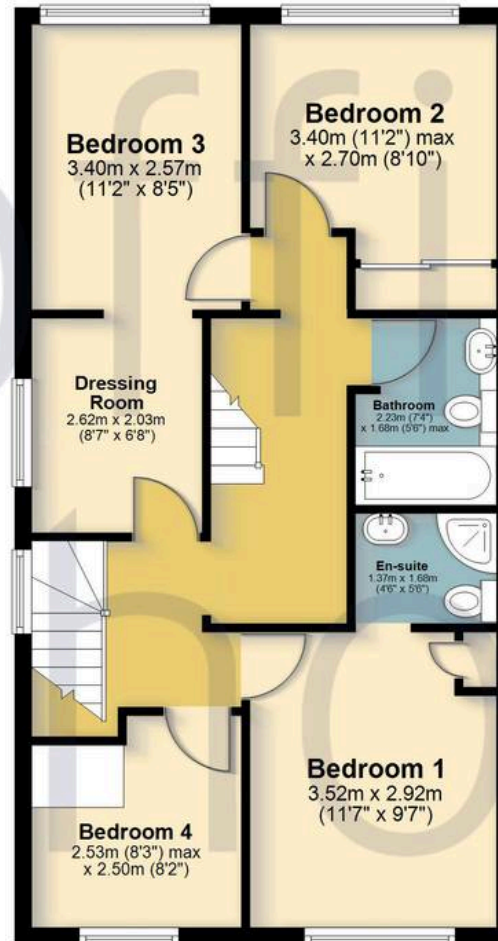
Ground Floor

Approx. 104.4 sq. metres (1123.7 sq. feet)



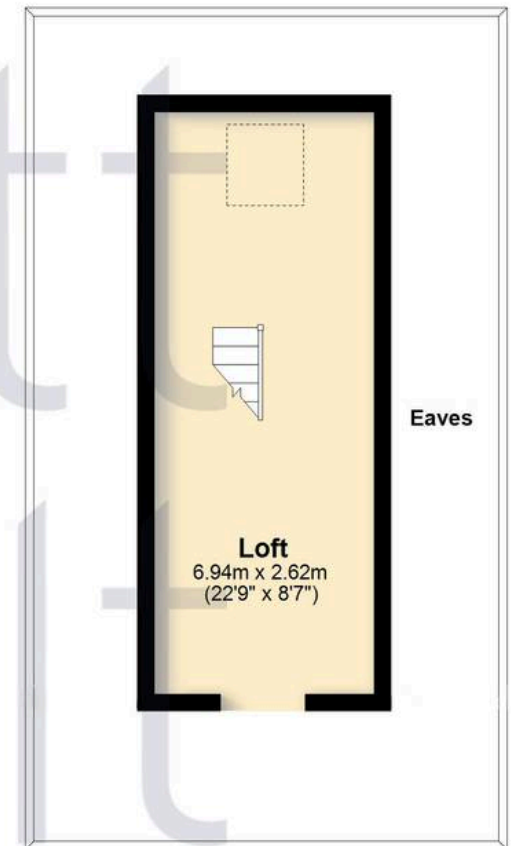
First Floor

Approx. 59.3 sq. metres (638.3 sq. feet)



Second Floor

Approx. 18.2 sq. metres (195.7 sq. feet)
(excluding Eaves, unnamed room)



Total area: approx. 181.9 sq. metres (1957.8 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

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