



Wimborne Grove, Watford

Guide Price £930,000

proffitt
& holt





Wimborne Grove

Watford



An exceptional four-bedroom semi-detached family home, ideally positioned within a popular and peaceful residential setting, offering spacious and versatile accommodation throughout together with excellent living and entertaining space.

The property opens into a welcoming entrance porch and hallway, setting the tone for the well-proportioned accommodation within. To the front of the home is a bright and comfortable lounge, providing an ideal space for relaxation, while to the rear a superb open-plan kitchen/dining room forms the heart of the home. This impressive space offers generous room for family living and entertaining, with direct access to the garden. A separate study provides an ideal work-from-home environment, complemented by a convenient ground floor cloakroom. The property further benefits from an integral garage, offering additional storage or potential for conversion, subject to the necessary consents.

The first floor provides well-balanced family accommodation comprising four bedrooms. The principal bedroom enjoys a pleasant outlook and has built-in wardrobes plus an en-suite shower room, while three further bedrooms offer flexible space for family members, guests, or home office use. A modern family bathroom serves the remaining bedrooms, and a separate utility room provides practical convenience.

Externally, the property continues to impress with a private rear garden featuring a summer house, ideal for use as a home office, gym, or leisure space. The outdoor areas provide excellent opportunities for both relaxation and entertaining.

This attractive home presents an ideal opportunity for families seeking generous living space in a quiet yet convenient location, with excellent local amenities, schooling, and transport links within easy reach.



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The property is ideally situated for easy access to Watford's busy Town Centre which provides extensive shopping, transport, and entertainment facilities, including the Atria Watford Shopping & Leisure Centre, The Palace and Pumphouse theatres, Watford Colosseum, and numerous restaurants. Watford Metropolitan Line station and Watford Junction mainline station provide fast and frequent services into London. For the road user, access to the motorway network is also close-by, with the M25 & M1 motorways being accessible, typically, within a drive of 5-10 minutes. Also, close-by is the extensive parkland of the Green Flag award-winning Cassiobury Park, The Grove Hotel with its Championship Golf Course, and highly regarded restaurants and the recently built Watford Central Sports Leisure Centre including gym and swimming pool facilities.



- Semi-Detached Family Home
- Four Bedrooms
- Two Bathrooms
- Two Reception Rooms
- Home Office
- En-Suite Shower to Master Bedroom
- Downstairs Cloakroom
- Large Rear Garden
- Garage and Driveway Parking
- CHAIN FREE



General Information

EPC - Energy Efficiency Rating: C

EPC - Environmental Impact Rating: D

Council Tax Band: E

Tenure: Freehold

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.











WIMBOURNE GROVE, WD17

APPROX. GROSS INTERNAL FLOOR AREA 1900.15 SQ FT / 176.53 SQ M. INC. GARAGE & SUMMER HOUSE

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Proffitt & Holt – Watford

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