



Park Road, Watford
WD17 4QP

Guide Price £550,000 Freehold

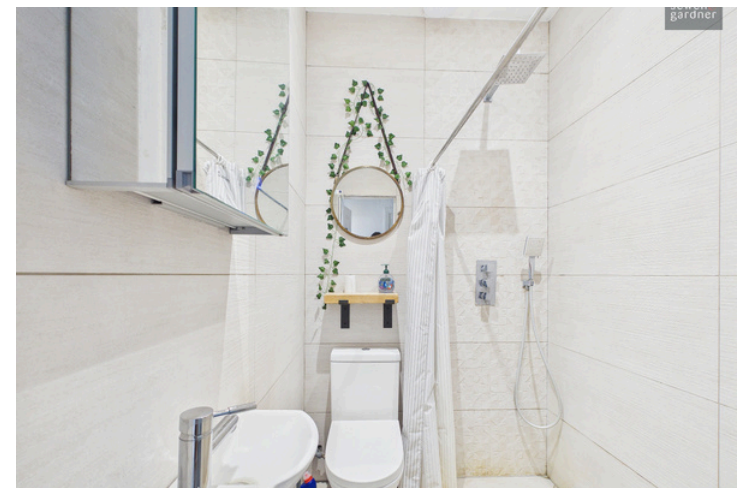


The property

Offered with no upper chain, this delightful three bedroom semi detached home is ideally situated just a six minute walk from Watford Junction Station.

The inviting accommodation features an open-plan kitchen/diner, a separate living room and a useful basement offers further potential. Upstairs, two generous sized double bedrooms are complemented by two bathrooms. Outside, a private patio area leads on to the annexe providing additional flexible space.

This home combines excellent transport links with comfortable living spaces. Permitted parking is also available.





Key Features

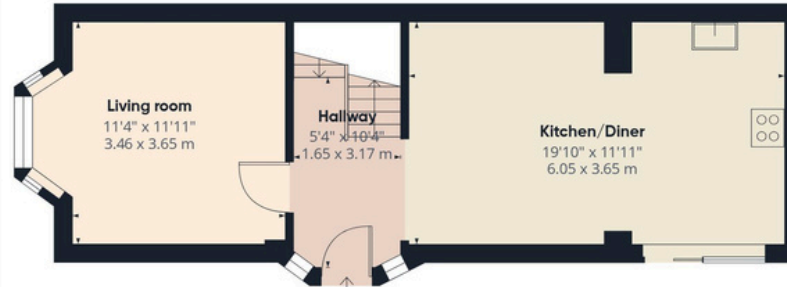
- Three bedroom semi detached home
- No upper chain
- Annexe
- Basement
- Open plan kitchen/diner
- 6 minute walk to Watford Junction Station



Floorplan



Basement Building 1



Floor 0 Building 1

Approximate total area⁽¹⁾

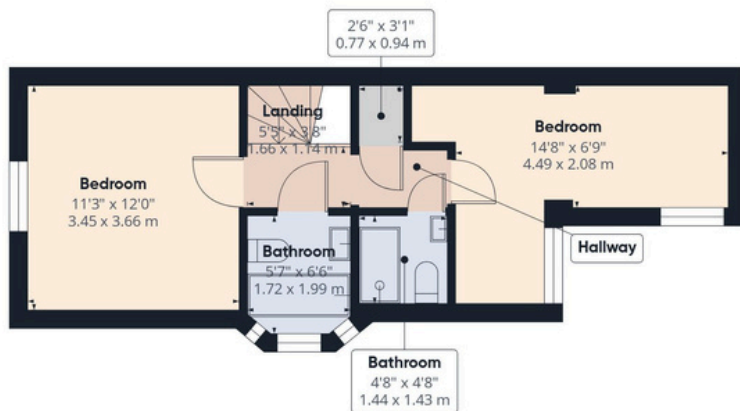
944 ft²

87.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

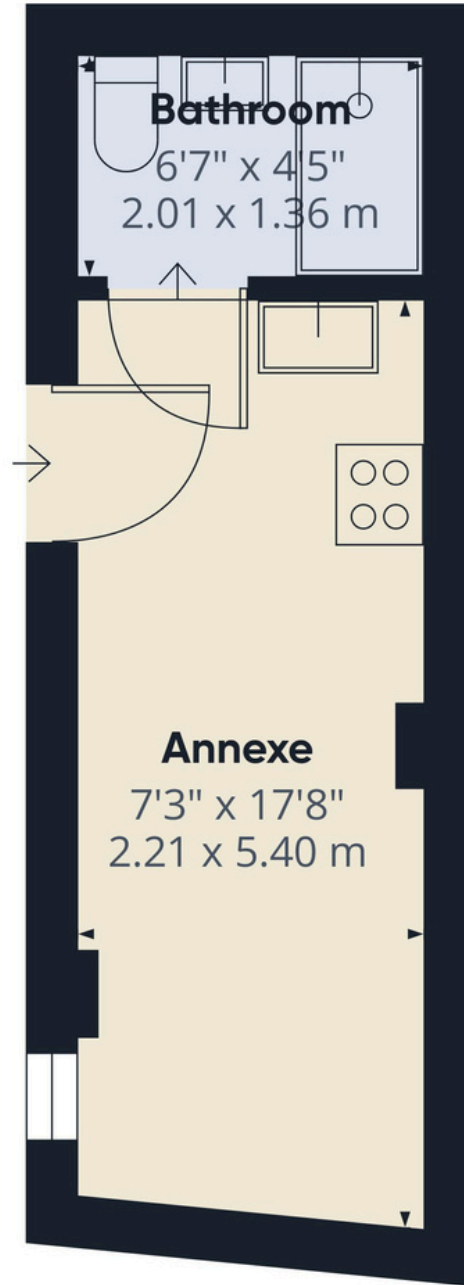
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Floor 1 Building 1



Floorplan



Approximate total area⁽¹⁾
155 ft²
14.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

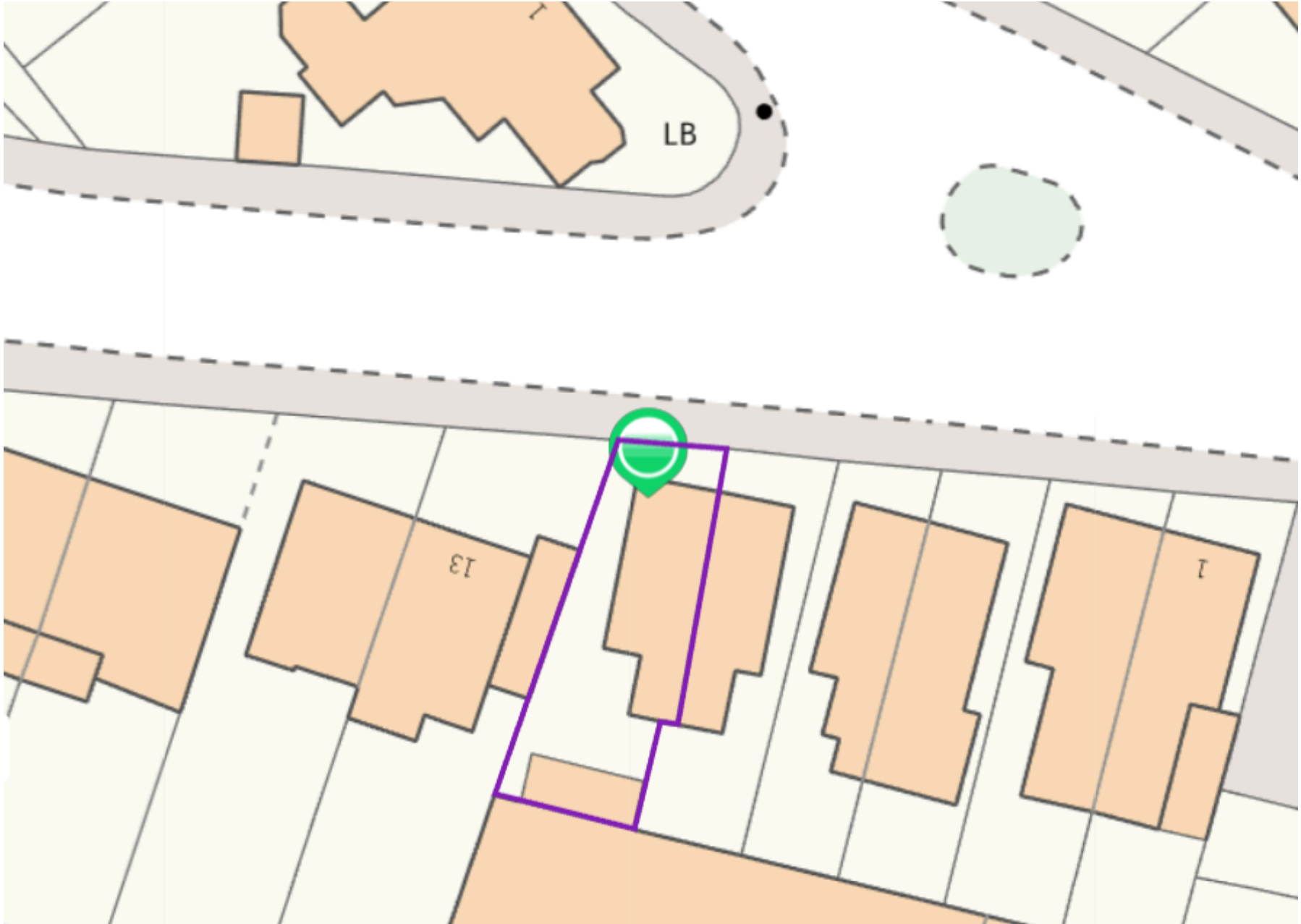
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Floor 0 Building 2





Boundary







Area Information

Watford Town Centre has transformed, with the redevelopment of the Harlequin 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.

- 0.3 miles to Watford Junction Station
- 0.8 miles to Watford Town Centre
- Nearest Motorway: 3.1 miles to M25

Local Authority: Watford Borough Council

Council Tax: D

Approximate floor area: 944 sq ft (excluding annexe)

Tenure: Freehold

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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