



1 Parish Close, Watford, Hertfordshire, WD25 0JR

Guide Price **£375,000**

**sewell &
gardner**

A two bedroom end-of-terrace home situated in a quiet cul-de-sac close to local amenities

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

Watford, less than a mile from Garston

- End of terrace home
- 2 double bedrooms
- 2 Allocated parking spaces
- Fully fitted kitchen
- Rear garden
- Modern bathrooms
- Recently fitted windows throughout
- Private cul-de-sac location
- Close to well regarded schooling
- Close to amenities

This end-of-terrace home is ideally situated in a quiet cul-de-sac location and offers two double bedrooms, two allocated parking spaces, and convenient access to well-regarded schools and local amenities, making it an ideal choice for comfortable living.

Upon entering, you are greeted by a fully fitted kitchen, while the reception room provides a welcoming space for relaxation and entertaining, with double doors leading out to the garden.

Upstairs, there are two generously sized double bedrooms, along with a modern, tastefully appointed bathroom.

To the rear of the property, a private garden provides a pleasant outdoor retreat, perfect for relaxing or entertaining guests.

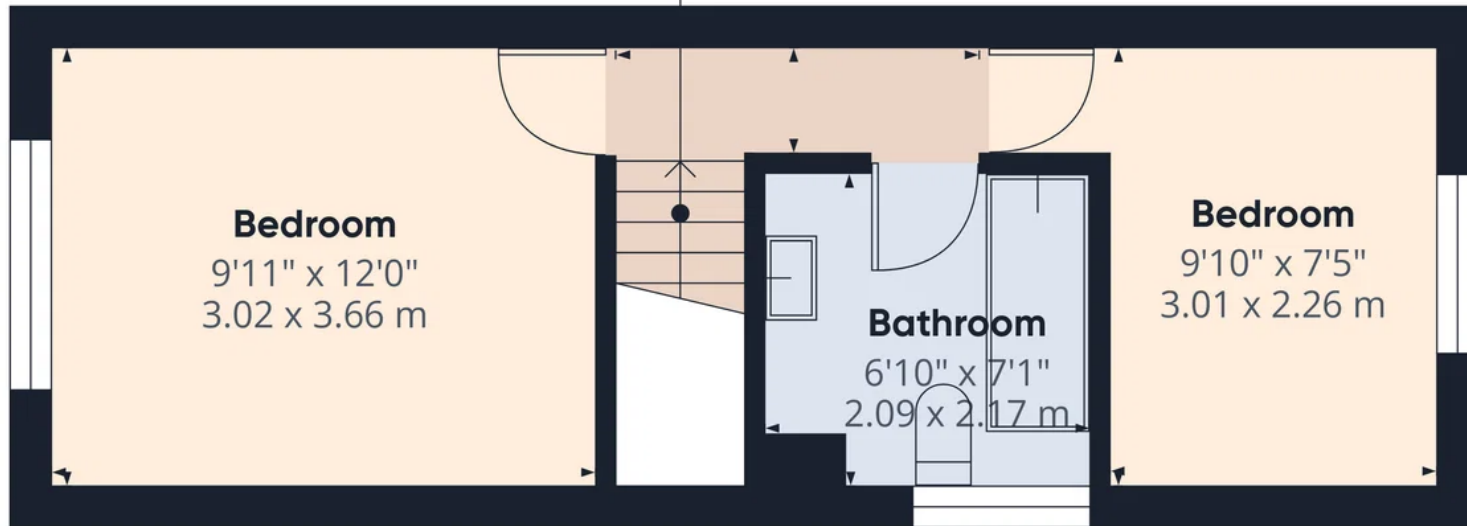






Floor 0

Landing
2'8" x 7'11"
0.82 x 2.43 m



Floor 1



Approximate total area⁽¹⁾

558 ft²

51.8 m²

Reduced headroom

1 ft²

0.1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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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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.



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.



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