

FREEHOLD



House - Terraced (EPC Rating: D)

**SOTHERON ROAD, WATFORD, WD17
2QB**

Asking Price

£415,000

**WARREN
ANTHONY**



2 Bedroom House - Terraced located in Watford

This beautifully updated two-bedroom, two-bathroom home is full of charm and space. Set on a popular street in central Watford, it offers two reception rooms, a converted basement used as a fantastic third living space or TV snug, and a lovely private garden—all just a short walk from Watford Junction (London Euston in approx. 20 mins) and the town centre.

Sotheron Road is stylish two-bedroom home with a stunning basement living space. Whether you're upsizing, downsizing, or looking for a move-in-ready house close to everything, our property is definitely worth a look.

Step into the light and welcoming front lounge with upvc double glazed sash window to front aspect, good quality wooden flooring, pendant lighting a bay window and closed fireplace. The second reception is currently used as a dining room with attractive feature fireplace and woodburner. Stairs to first floor and to the basement.

The stylish kitchen has a range of fitted units at base and eye level and opens out to the garden. There's also a sleek bathroom with standup shower, panel enclosed bath, low level w.c and wash hand basin.

Downstairs, the basement has been transformed into a brilliant extra living space. It's currently set up as a chill-out TV room, but it could just as easily be a home office, games room, or even a guest space.

Upstairs, there are two double bedrooms, both bright and well-proportioned. Also off landing an attractive small cloakroom with toilet and basin.

Outside:

The private, suntrap courtyard garden is larger than normal and perfect perfect for low-maintenance outdoor living—ideal for morning coffees, a BBQ with friends, or just soaking up the sun. There is a gated access to the side .

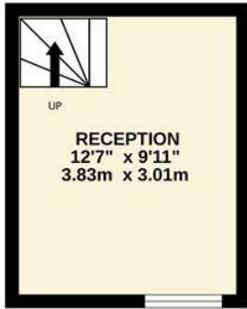
Freehold

Permit Parking for two cars PLUS Visitors

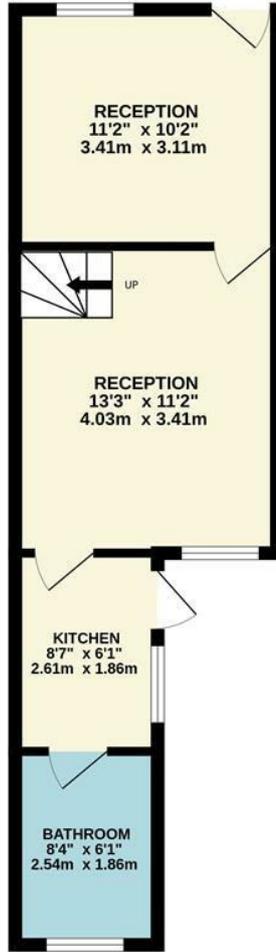


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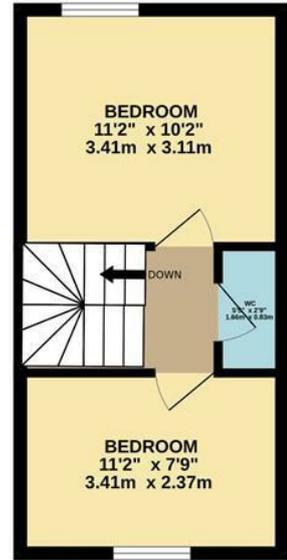
BASEMENT
124 sq.ft. (11.5 sq.m.) approx.



GROUND FLOOR
365 sq.ft. (33.9 sq.m.) approx.



1ST FLOOR
262 sq.ft. (24.4 sq.m.) approx.



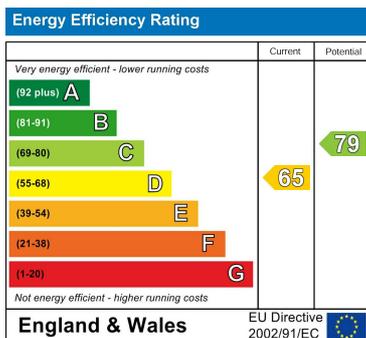
TOTAL FLOOR AREA : 752 sq.ft. (69.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band

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Energy Performance Graph



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