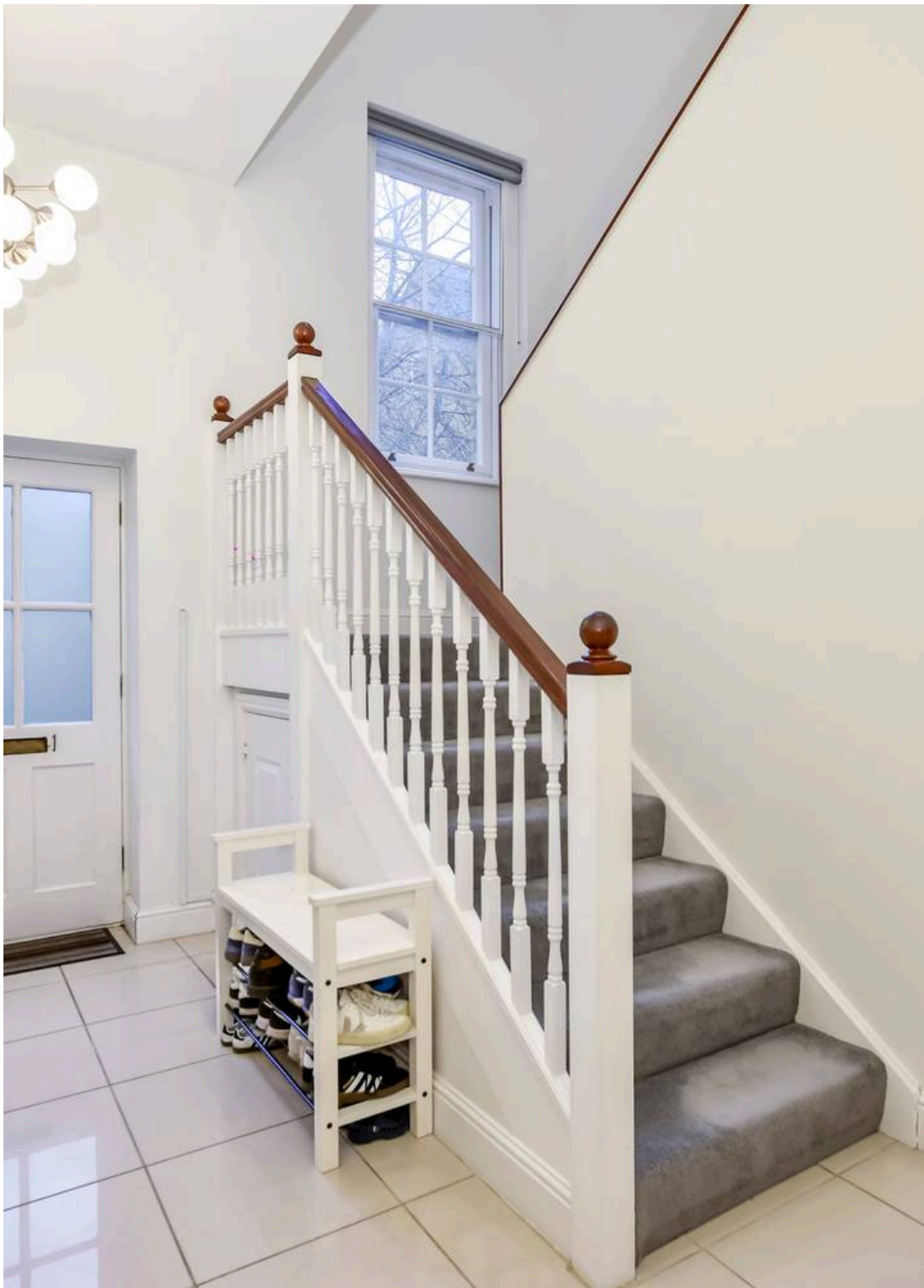




THE REEDS – Andrew Reed Court – Central Watford
£500,000

proffitt
& holt





THE REEDS – Andrew Reed Court, Hallam Close

Central Watford

Set within the highly sought-after *Reeds* development, this beautifully presented three-bedroom home offers generous accommodation, stylish interiors, and a superbly convenient location. The property combines characterful period architecture with a modern, bright and thoughtfully arranged interior, making it an ideal home for those seeking both charm and practicality.

The ground floor is centred around a welcoming entrance hall, leading to a spacious living room finished with contemporary décor, feature wall, and excellent natural light. To the rear, the kitchen/diner provides ample worktop space, room for a dining table, and access to a useful utility area. A guest WC completes the downstairs layout.

Upstairs, the main bedroom is an impressive size and benefits from its own en-suite shower room. Two further bedrooms sit to the front, both light, well-proportioned, and served by a modern family bathroom. Throughout, the home is beautifully maintained, with a clean, neutral palette ready for immediate occupation.

Externally, the property forms part of an attractive, well-kept development with residents' and guest parking, and neatly maintained communal areas. The location places you within easy walking distance of Watford Junction station, Watford town centre, local parks, and an excellent range of amenities.

A rare opportunity to secure a home of this style, space and setting — early viewing is highly recommended.





THE REEDS – Andrew Reed Court, Hallam Close

Central Watford

The Reeds is situated within a 10 minute walk to Watford Junction station which provides a swift and frequent service into London Euston (journey time of 18 mins) and also within a similar walking distance is Watford town centre which provides extensive shopping, transport and entertainment facilities, including the Atria Watford Shopping Centre, The Palace and Pumphouse theatres, Watford Colosseum and numerous restaurants. For the road user, both the M1 and M25 motorways can be reached, typically, within a drive of five/ten minutes.

Council Tax Band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

- Three Spacious Bedrooms
- Residents' and Visitor Parking
- Main Bedroom with En Suite
- First Floor Family Bathroom
- Period Character with Modern Interiors
- Close to Watford Junction & Town Centre
- Kitchen/Diner with Utility Area
- Ground Floor Guest WC
- Well-Maintained Communal Grounds





For broadband and mobile speeds see:

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

General Information

Services

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.

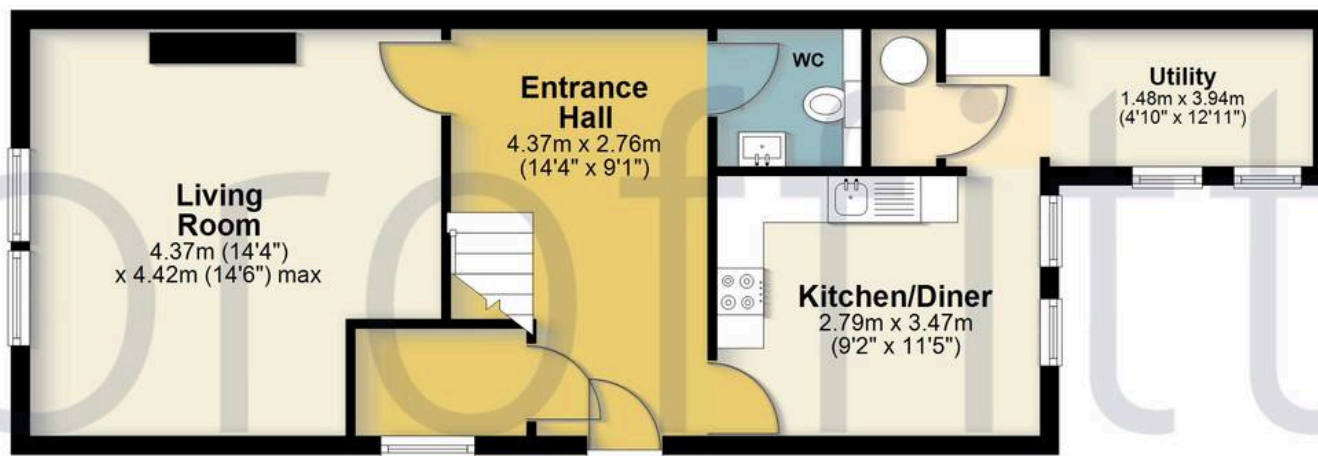






Ground Floor

Approx. 51.7 sq. metres (557.0 sq. feet)



First Floor

Approx. 47.4 sq. metres (510.7 sq. feet)



Total area: approx. 99.2 sq. metres (1067.7 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 – Watford

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