



Benskin Road, Watford

In Excess of **£350,000**

proffitt
& holt





Benskin Road

Watford



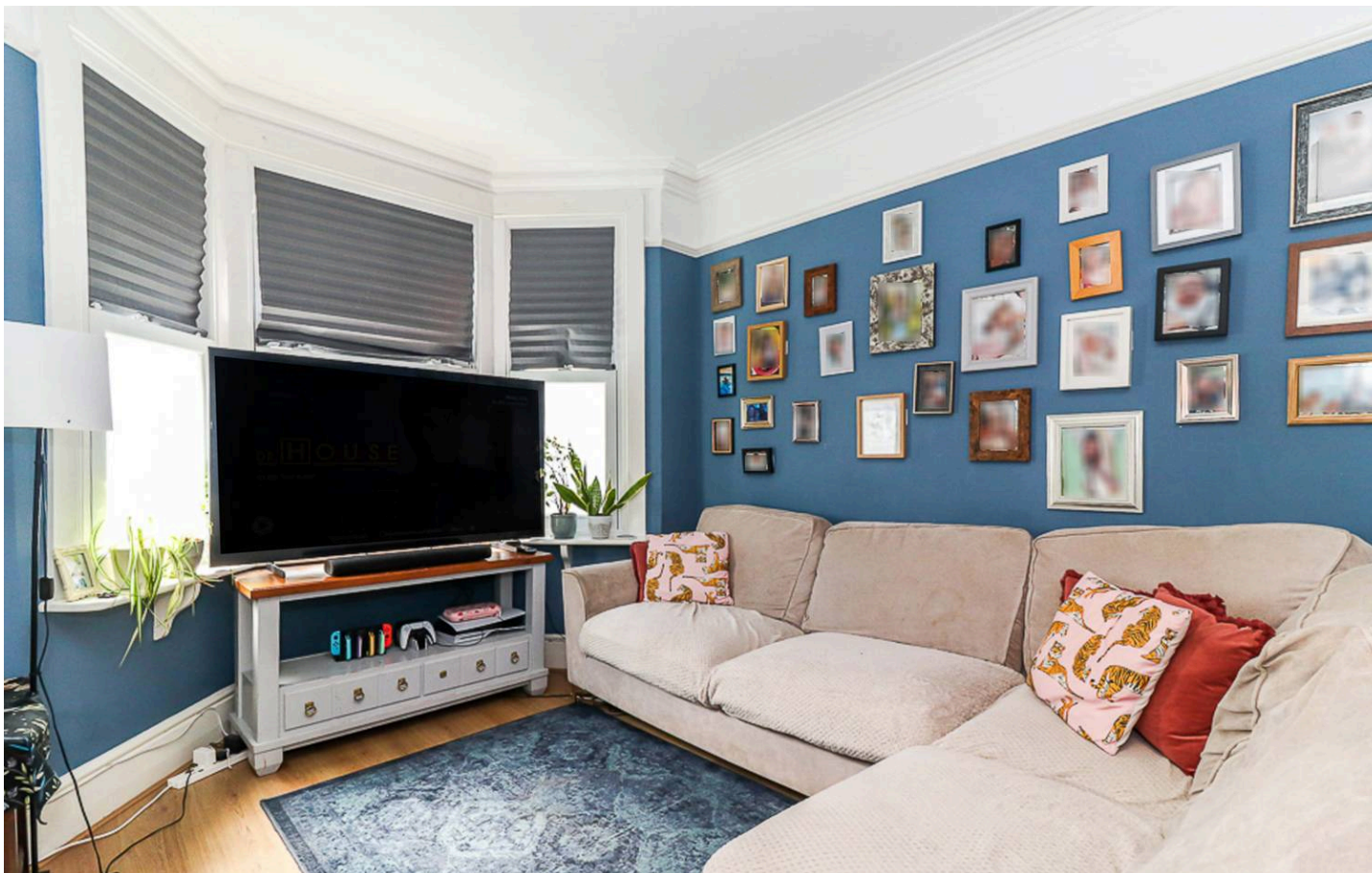
Situated within an attractive Victorian property, this beautifully presented two-bedroom ground floor maisonette perfectly combines period charm with modern living, all within easy reach of local amenities, highly regarded grammar schools, the Metropolitan Line station and the town centre.

The property offers spacious and well-balanced accommodation throughout, featuring a bright and welcoming living room complete with an attractive feature fireplace, creating a warm and inviting focal point. The open-plan kitchen/diner has been thoughtfully designed to provide a fantastic space for both everyday living and entertaining.

There are two generous double bedrooms, each offering comfortable accommodation, while the stylish refitted bathroom has been finished to a high standard. Character features throughout the property complement its Victorian heritage, adding charm and individuality.

Further benefits include an abundance of storage, helping to maximise practicality, making this an ideal home for first-time buyers, downsizers or investors alike.

Offering a superb blend of character, convenience and contemporary style in a highly sought-after location, this delightful maisonette is not to be missed.



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West Watford is an area conveniently located for easy access to Watford Metropolitan Line station, highly regarded schooling and Watford Town Centre with its extensive shopping, transport, and entertainment facilities, including the Harlequin Watford Shopping & Leisure Centre, The Palace and Pumphouse theatres, Watford Colosseum, numerous restaurants and Watford Junction mainline station and Watford High Street (London Overground) station. For the road user, both the M1 and M25 motorways can be reached, typically, within a drive of ten minutes.

- 2 Bedroom Ground Floor Maisonette
- Open Plan Kitchen/Diner
- Traditional Victorian Property With Character Features
- 2 Double Bedrooms
- Short Walk To Grammar Schools, Met Line Station & Town Centre
- Spacious Living Room With Feature Fireplace
- Refitted Bathroom
- Plenty Of Storage
- No Service Charge
- Long Lease





General Information

EPC - Energy Efficiency Rating: C

Council Tax Band: B

Tenure: Leasehold

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:

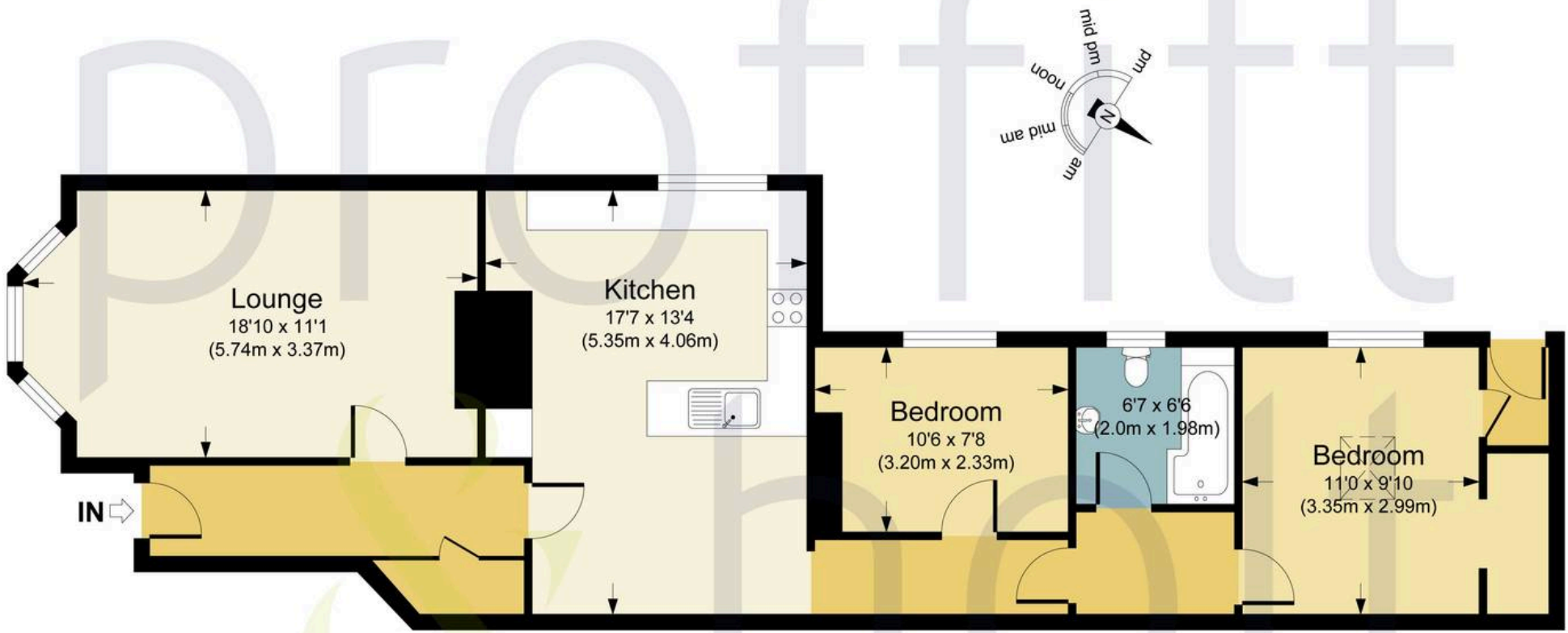
<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

Fixtures and Fittings

All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.







Ground Floor

BENSKIN ROAD WD18

APPROX. GROSS INTERNAL FLOOR AREA 840.01 SQ FT / 78.04 SQ M.
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Proffitt & Holt – Watford

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