

FREEHOLD



House - End Terrace (EPC Rating:)

ST. JAMES ROAD, WATFORD, WD18
0EA

£585,000



3 Bedroom House - End Terrace located in Watford

A Stunning Victorian End-of-Terrace Home in a Highly Sought-After Location close to Watford Grammar school for girls.

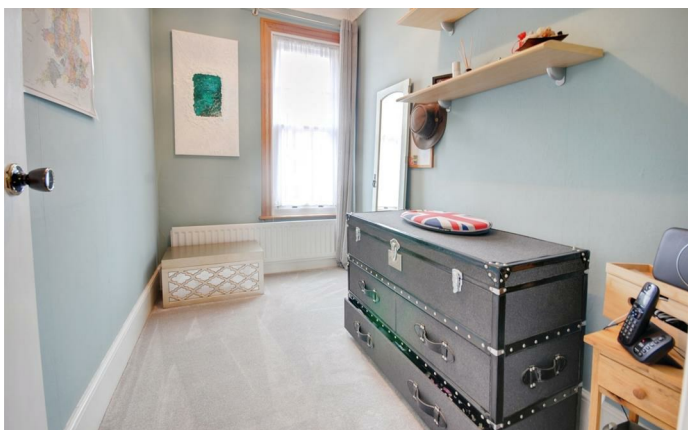
FULL DESCRIPTION

This beautifully presented three-bedroom Victorian end-of-terrace property offers a perfect blend of period charm and modern living. Situated just 242.2 metres from Watford Grammar School for Girls, the home is ideally positioned for families seeking excellent local schooling and convenient amenities.

The property has been maintained to an exceptional standard throughout and an internal inspection is highly recommended. The spacious accommodation comprises three well-proportioned bedrooms, a stylish modern kitchen fitted with contemporary units and quality finishes, and a beautifully appointed modern bathroom.

Further benefits include double-glazed windows throughout, ensuring excellent energy efficiency and comfort, while the end-of-terrace position provides additional privacy and natural light. Externally, the property boasts a detached garage, offering valuable storage space or secure parking.

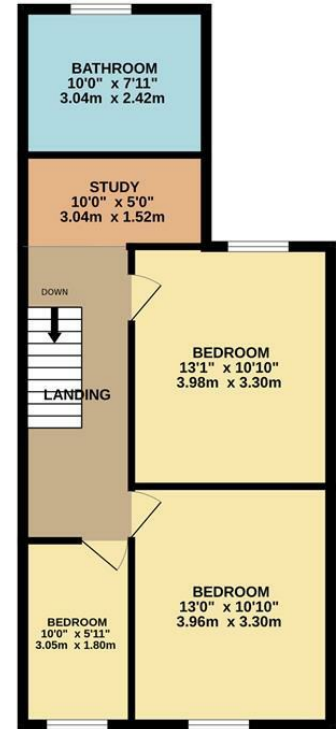
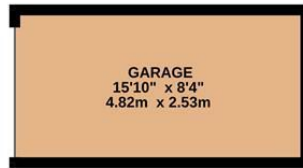
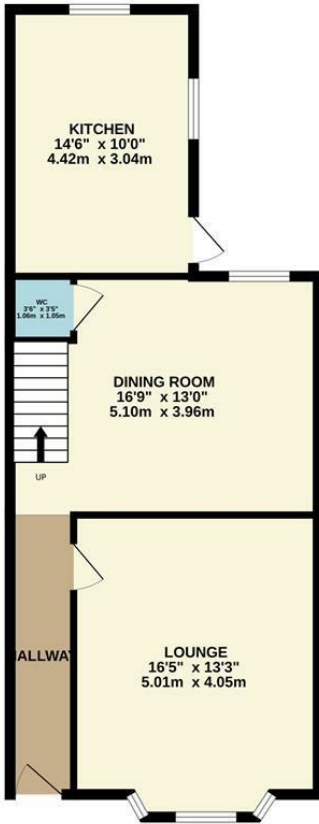
Combining Victorian character with modern convenience, this outstanding home presents a rare opportunity to acquire a property of exceptional quality in one of Watford's most desirable residential locations.



WATFORD SALES | 12 MARKET STREET, WATFORD, HERTFORDSHIRE, WD18 0PD

GROUND FLOOR
756 sq.ft. (70.2 sq.m.) approx.

1ST FLOOR
564 sq.ft. (52.4 sq.m.) approx.



TOTAL FLOOR AREA: 1320 sq.ft. (122.6 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

Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Call us on

01923 220012

sales@warrenanthony.co.uk

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