



Ladys Close, Watford

Guide Price £600,000

proffitt
& holt





Ladys Close

Watford



A well-presented and versatile three-bedroom townhouse, offering bright and spacious accommodation arranged over three levels. Ideally positioned within a gated development on a quiet street, set back from the road, the property is within a short walk of Watford town centre and Watford High Street train station, while also being conveniently situated for the prestigious Girls Grammar School.

The ground floor benefits from a bedroom, useful utility room, separate WC/shower room and integral garage.

The accommodation continues to the first floor, where there is a large and bright living/dining area sitting adjacent to the well-appointed kitchen. Stairs rise again to the second floor, which houses a family bathroom and two bedrooms, including a principal bedroom benefitting from an en-suite shower room.

Externally, the property further benefits from a private, low-maintenance garden, a driveway providing parking for multiple vehicles, additional visitor parking and shared green space within the development.

With its generous and flexible accommodation, excellent transport links and convenient access to local amenities and schooling, this is an ideal family home in a highly accessible location.



Ladys Close

Watford



The property is Ideally situated for easy access to Watford's busy Town Centre which provides extensive shopping, transport, and entertainment facilities, including the Harlequin Watford Shopping & Leisure Centre, The Palace and Pumphouse theatres, Watford Colosseum, and numerous restaurants. Watford Metropolitan Line station and Watford Junction mainline station provide fast and frequent services into London. For the road user, access to the motorway network is also close-by, with the M25 & M1 motorways being accessible, typically, within a drive of 5-10 minutes. Also, close-by is the extensive parkland of the Green Flag award-winning Cassiobury Park, The Grove Hotel with its Championship Golf Course, and highly regarded restaurants and the recently built Watford Central Sports Leisure Centre including gym and swimming pool facilities.

- Integral Garage
- Bright And Spacious Living Area
- Utility Room Plus Ground Floor Shower Room
- Accommodation Arranged Over 3 Levels
- En-Suite Shower Room
- Driveway For Multiple Vehicles
- Central Location - Short Walk To Town Centre And Watford High Street Station
- Close Proximity To Watford Girls Grammar School





General Information

EPC – Energy Efficiency Rating: C

EPC – Environmental Impact Rating: D

Council Tax Band: F

Tenure: Freehold

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:

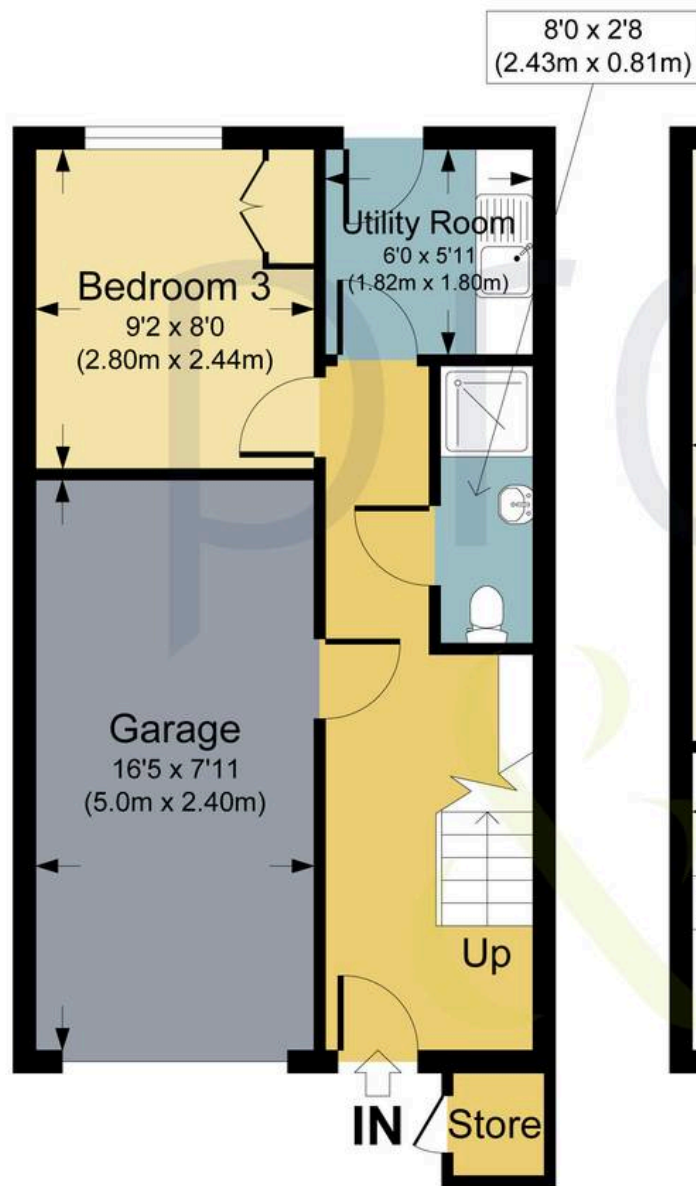
<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

Fixtures and Fittings

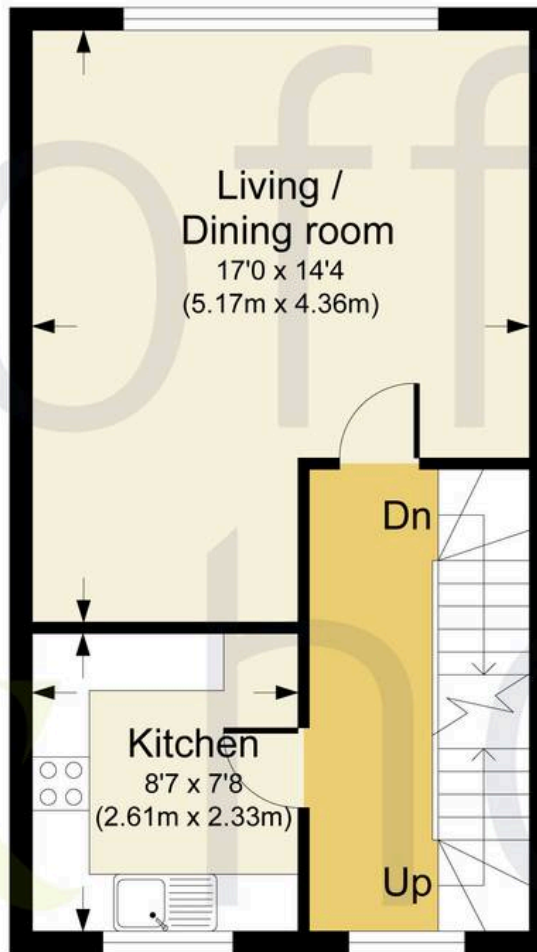
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.



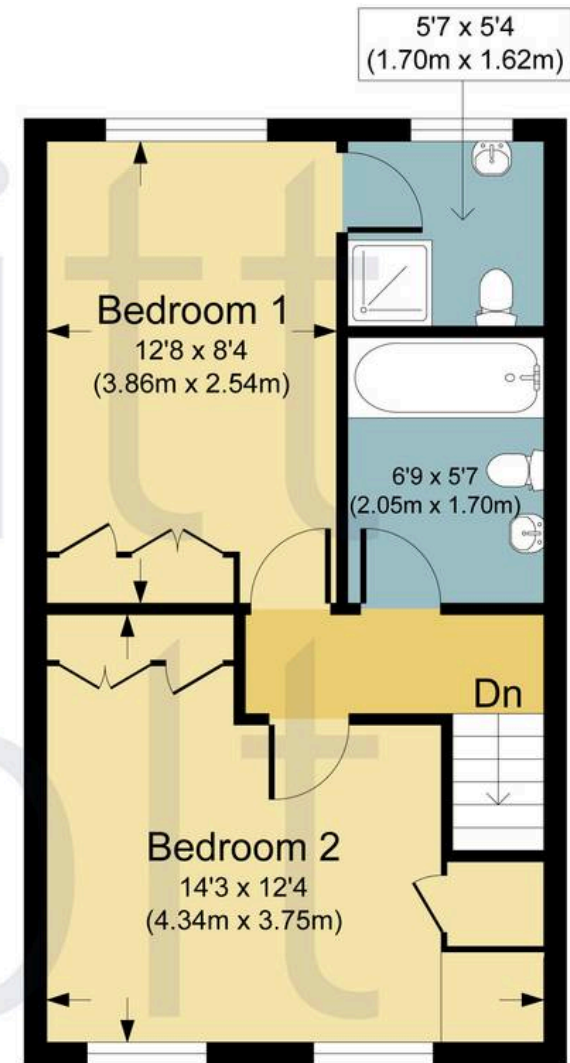




Ground Floor



First Floor



Second Floor

LADYS CLOSE, WD18

APPROX. GROSS INTERNAL FLOOR AREA 1120.52 SQ FT / 104.10 SQ M. INC. GARAGE

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Proffitt & Holt – Watford

141 The Parade, High Street – WD17 1NA

01923 222522 • street@proffitt-holt.co.uk • www.proffitt-holt.co.uk/

