



Westlea, Watford, Hertfordshire
WD25 9DN

Guide Price £685,000 Freehold





Upon arrival, a gated drive provides secure parking and includes an electric charging point, alongside a high tech security system with CCTV for peace of mind. The property boasts underfloor heating throughout, ensuring a warm and inviting atmosphere in every room. The heart of the home features a meticulously designed kitchen with elegant quartz worktops, offering space to add a kitchen island. The property benefits from two reception rooms, providing versatile living areas for relaxation and entertainment. A brand new roof adds to the home's appeal and longevity. Solar panels with battery storage have also been newly installed. Solar panels with battery storage enable homes to store excess solar energy generated during the day for use at night, reducing grid reliance and energy bills. The exterior showcases a south-east facing garden, an ideal spot to enjoy the outdoors. This space is further enhanced by a dedicated BBQ area, complete with surround sound and outdoor heating alongside a home office.

This location is ideal for families looking to secure an outstanding school such as Parmiters School, Queens School, Knutsford Primary or Highwood Primary.





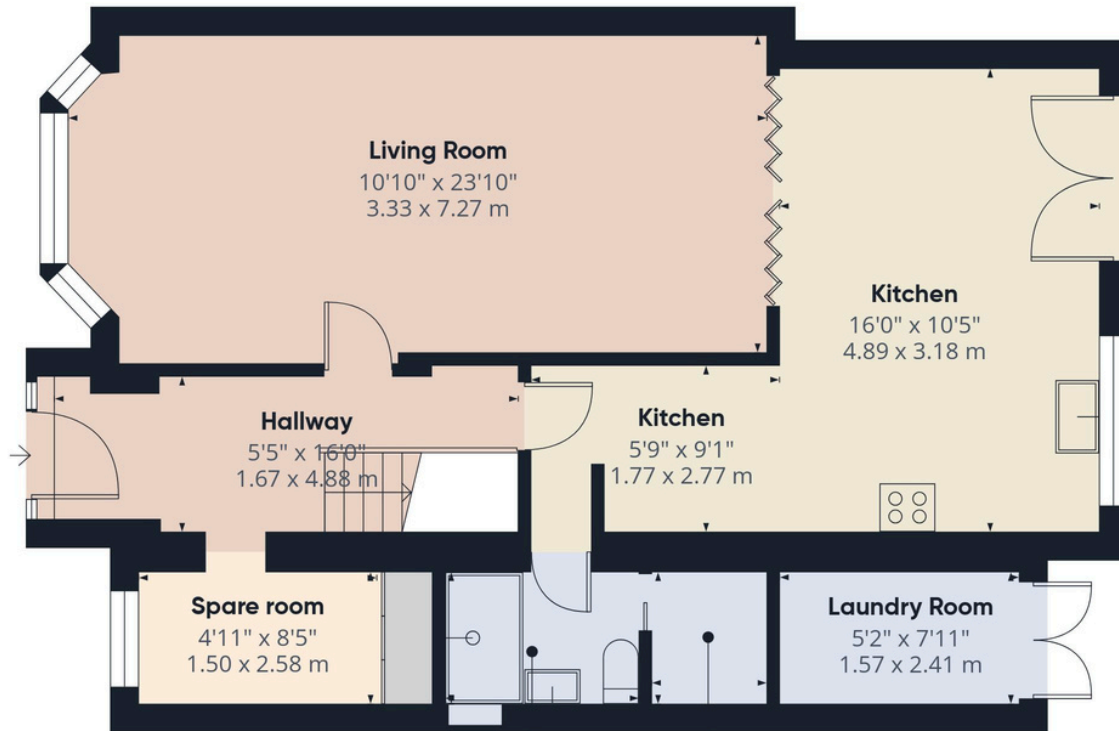
Key Features

- Three bedroom semi detached home
- Electric car charging point
- Gated driveway parking
- High tech security system including CCTV
- Underfloor heating downstairs
- Air conditioning to upstairs
- BBQ area with surround sound & outdoor heating
- South East facing garden
- Close to Outstanding Primary & Secondary schools
- Quartz kitchen worktops
- Brand new roof
- Fully tiled bathroom

Perfectly positioned for family living, this property offers access to some of the area's most sought-after schools, including Parmiter's School, Queens' School, Knutsford Primary Academy, and Highwood Primary School. With excellent educational options nearby, it provides an ideal setting for families prioritising quality schooling alongside a convenient and welcoming neighbourhood.



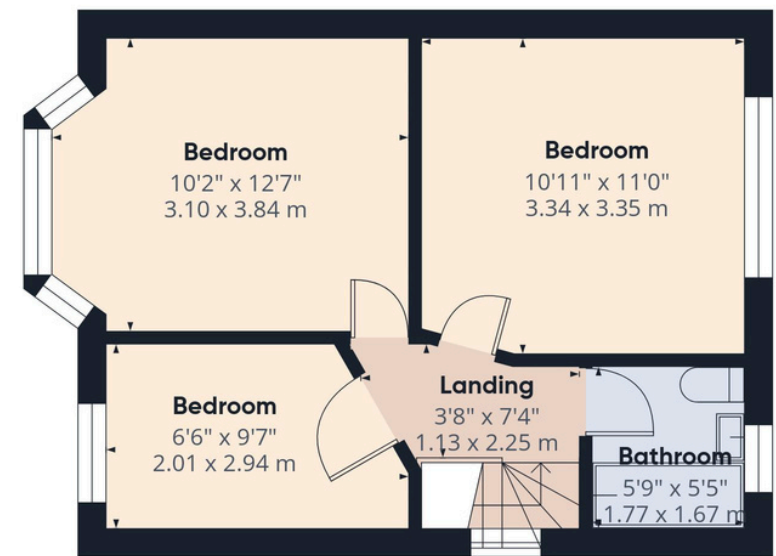




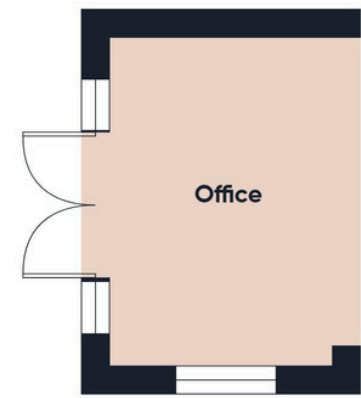
Bathroom
4'10" x 6'8"
1.49 x 2.04 m

Utility Room
4'10" x 3'10"
1.50 x 1.17 m

Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2







Area Information

Watford Town Centre has transformed, with the redevelopment of the Atria shopping centre creating extra retail space, a large Cineworld Imax cinema, leisure complex and a vibrant new restaurant hub.

The area is surrounded by some beautiful countryside with many locations to enjoy walking and cycling. There is also a variety of other leisure facilities including golf, football, tennis and cricket. There are many leisure and health clubs close by providing swimming and sports facilities and Watford is home to one of England's most luxurious golf courses at The Grove, Chandlers Cross.

The business climate is developing, and the business start-up rate is high in the area. Significant investment in the area has contributed to greater employment and this will continue to be the case as the re-development of the town centre is creating further employment opportunities.

There is also the benefit of easy access to London from both Watford Junction and Watford Metropolitan line stations

1 mile to Garston Station

2.9 miles to Watford Town Centre

Nearest Motorway: 0.6 miles to M1

Local Authority: Watford Borough Council

Council Tax: D

Approximate floor area: 1,174 sq ft

Tenure: Freehold



Every care has been taken to ensure that the details in this brochure represent an accurate description of the property. However, we wish to inform prospective purchasers that these sales particulars are a general guide and none of the statements or dimensions should be relied upon as statements of representation or fact. Transparency of referral fees: We're legally required to inform you that we receive referral income from the following solicitors and surveyors up to the value of £150.00 per transaction; The Partnership, EMW Law, Hanney Dawkins & Jones, Archer Rusby Solicitors LLP, Woodward Surveyors Trend & Thomas Surveyors. For financial services we recommend Severn Financial and receive an average referral income of £260.00 per transaction. Although we recommend these companies because we believe they offer an excellent service, you are not under any obligation to use them.

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