



The Crescent, Watford

Guide Price £475,000

proffitt
& holt





The Crescent

Watford



This beautifully presented and thoughtfully extended two bedroom, two bathroom semi-detached home offers spacious and versatile accommodation, perfectly suited to first-time buyers, young families, downsizers, or commuters alike.

The property provides well-balanced living space throughout, with the extension creating additional room for modern day living and entertaining. Bright and well-maintained interiors combine with a practical layout to offer comfortable and stylish accommodation ready to move straight into. The home benefits from two generously sized bedrooms, one shower room downstairs and a further family bathroom located upstairs.

Externally, the property enjoys a large, private rear garden expected of a desirable family home.

Ideally situated within walking distance of Watford Girls' Grammar School and Watford High Street Station, the property is perfectly placed for families and commuters alike. A wide range of local shops, amenities, restaurants, and leisure facilities are also close by.



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Watford Town Centre provides extensive shopping, transport, and entertainment facilities, including the Atria Watford Shopping & Leisure 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. Watford Metropolitan Line station and Watford Junction mainline station provide fast and frequent services into London.

- An Extended Semi-Detached Home
- Two Double Bedrooms, One with Built-In Wardrobes
- Walking Distance to Watford Girls Grammar School
- Walking Distance to Watford High Street Mainline Station
- Two Bathroom Facilities
- Well Presented Throughout
- Walking Distance to High Street Shops and Local Amenities
- Large Private Rear Garden
- No Upper Chain





General Information

EPC - Energy Efficiency Rating: C

EPC - Environmental Impact Rating: D

Council Tax Band: C

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:

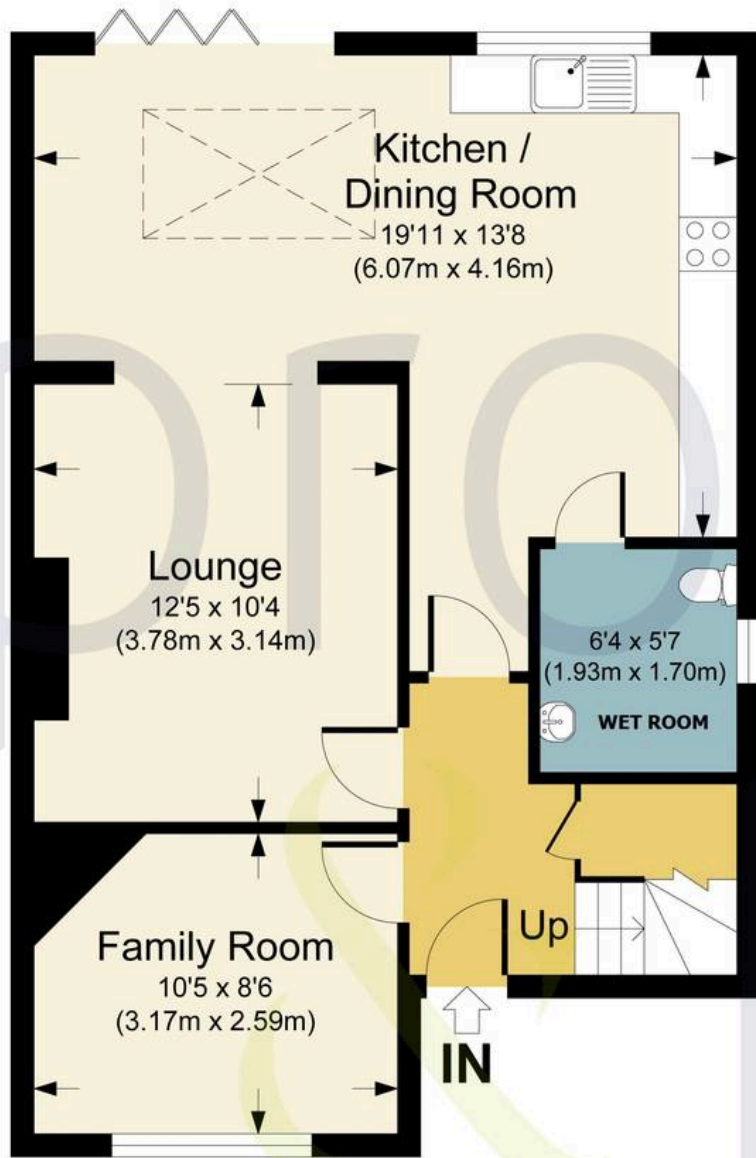
<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

Fixtures and Fittings

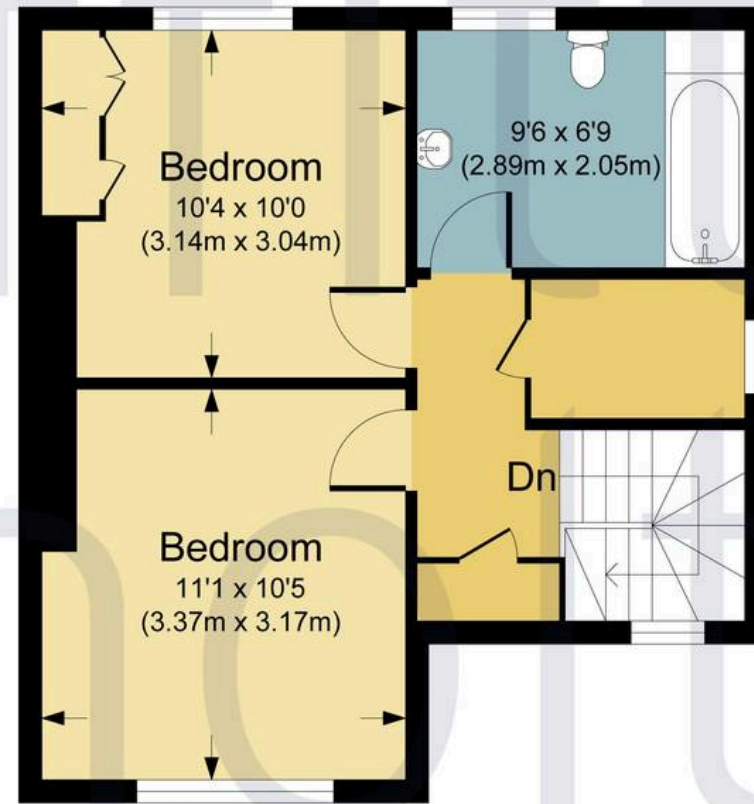
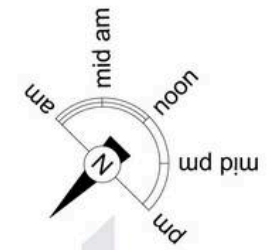
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.







Ground Floor



First Floor

THE CRESCENT, WD18

APPROX. GROSS INTERNAL FLOOR AREA 944.64 SQ FT / 87.76 SQ M.

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Proffitt & Holt – Watford

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