



Estcourt Road, Watford, WD17

£300,000 Guide Price | Commercial Freehold

COMMERCIAL FREEHOLD FOR SALE • LARGE MEETING HALL • TWO OFFICES • FITTED KITCHEN • STORE ROOM •
MEZZANINE GALLERY • TWO W.C. FACILITIES • SMALL COURTYARD GARDEN TO REAR



A single story Church hall/place of worship in Watford Town Centre with much potential for multi-usage and development (subject to planning permission).

Steeped in character and brimming with potential, this unique detached place of worship offers an exceptional opportunity for those seeking a multi-use space or a potential development opportunity (STPP).

The interior is defined by its high ceilings and generous multi-purpose spaces accentuated by wooden flooring throughout. The principal hall stands out with tall-set windows and an elevated stage area, ideal for hosting events, gatherings, or performances. Two dedicated office areas, one with extensive built-in shelving and ample room for seating, provides functional workspaces that will appeal to those managing community activities.

This property is situated less than a mile from Watford Town Centre, 0.3 miles to Watford Junction Station and 0.6miles from Watford High Street Station, offering great transport links into London and beyond. Local bus routes pass nearby, whilst the area is also serviced by local schools and shopping parades.

Nearest Station: 0.3 miles - Watford Junction Station

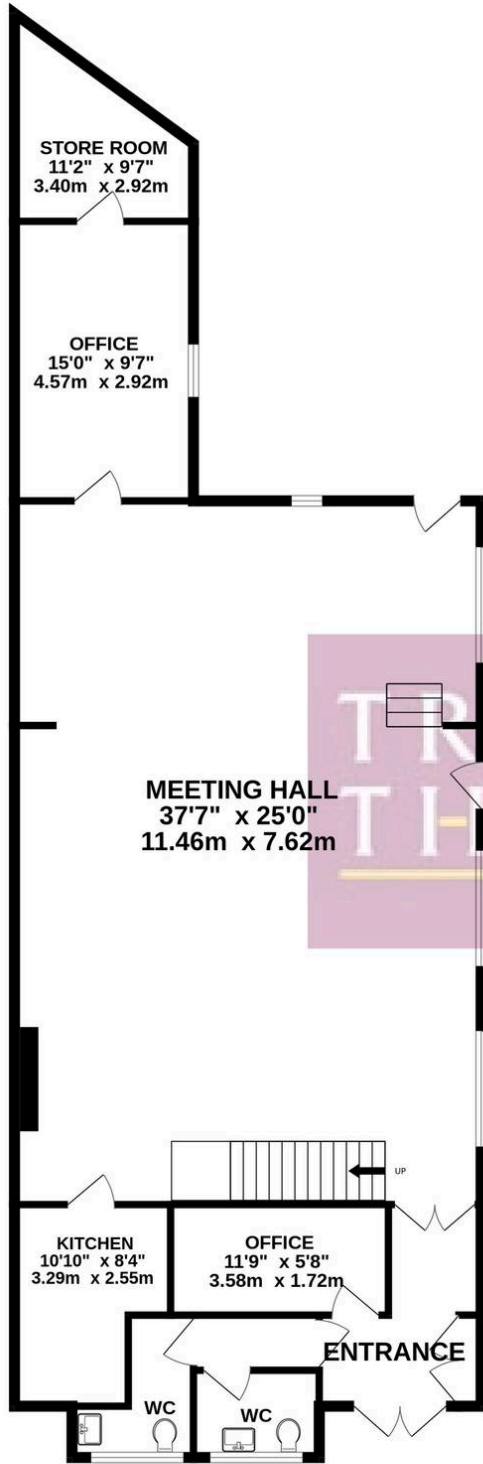
Council: Watford Council

EPC Energy Efficiency Rating: D

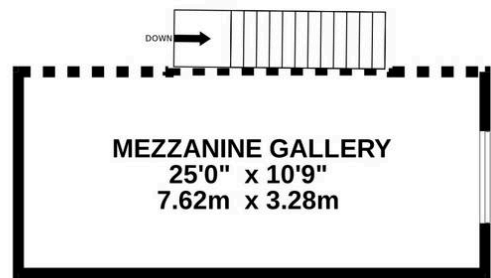
ESTCOURT ROAD, WATFORD, WD17 2PY

TOTAL FLOOR AREA : 1727 sq.ft. (160.4 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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GROUND FLOOR
1458 sq.ft. (135.4 sq.m.) approx.



1ST FLOOR
269 sq.ft. (25.0 sq.m.) approx.



Whilst these particulars are intended to give a fair description of the property, their accuracy is not guaranteed. Any purchaser must satisfy themselves as to the correctness of statements contained therein. These particulars do not constitute an offer or contract, and statements therein are made without responsibility, or warranty on the part of the vendor or Trend & Thomas, neither of whom are liable to expenses incurred should the property no longer be available.

It is not always possible on viewings to confirm the working order of the central heating or appliances included within the sale; therefore, we strongly recommend that prospective buyers satisfy themselves upon these matters before embarking upon the expense of purchase.

These particulars do not confirm that any fixtures and fittings mentioned are included within a purchase, unless otherwise stated, to include but not limited to carpets, curtains, furnishings, fittings, electrical goods, gas fires, light fittings etc.