



St. Albans Road, Watford, WD25 9FL
Guide Price £550,000

sewell & gardner

**PERRY
HOLT**
PROPERTY CONSULTANTS



Description

A fantastic and rare opportunity to combine two spacious maisonettes into one impressive detached family home.

Ideally located on the highly sought-after St Albans Road, this property offers exceptional potential for redevelopment.

The ground floor comprises a well-presented two-bedroom maisonette featuring a modern shower room, generously sized bedrooms, and a bright, spacious lounge seamlessly connected to the kitchen.

Upstairs, the second two-bedroom maisonette offers two double bedrooms, a large lounge, a well-maintained kitchen, a useful laundry cupboard, and additional under-stairs storage.

To the rear, the property boasts an exceptionally large garden, providing ample outdoor space and further scope for enhancement.

This is a unique and exciting development opportunity to create a substantial detached residence in a prime location.

Local Authority: Watford Borough Council

Approximate floor area: 1,199 sq ft

Council Tax Band: C

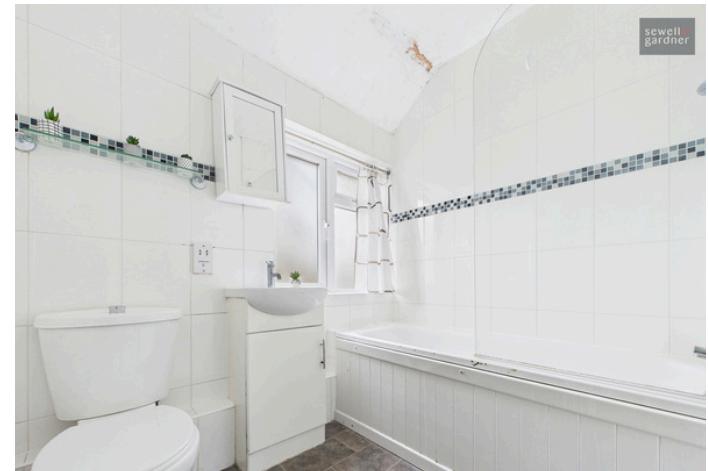
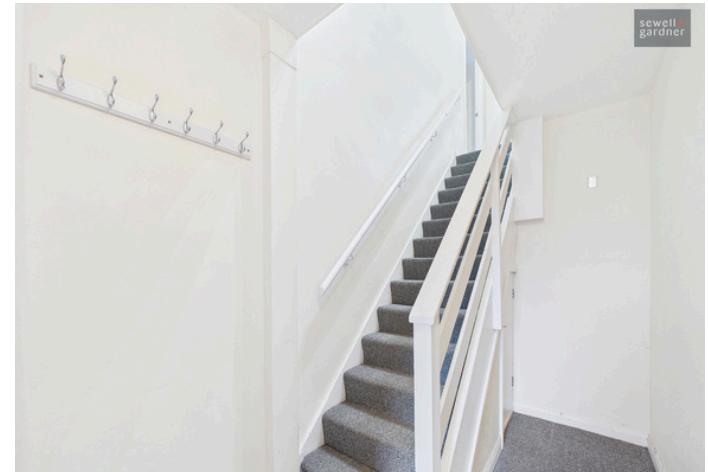
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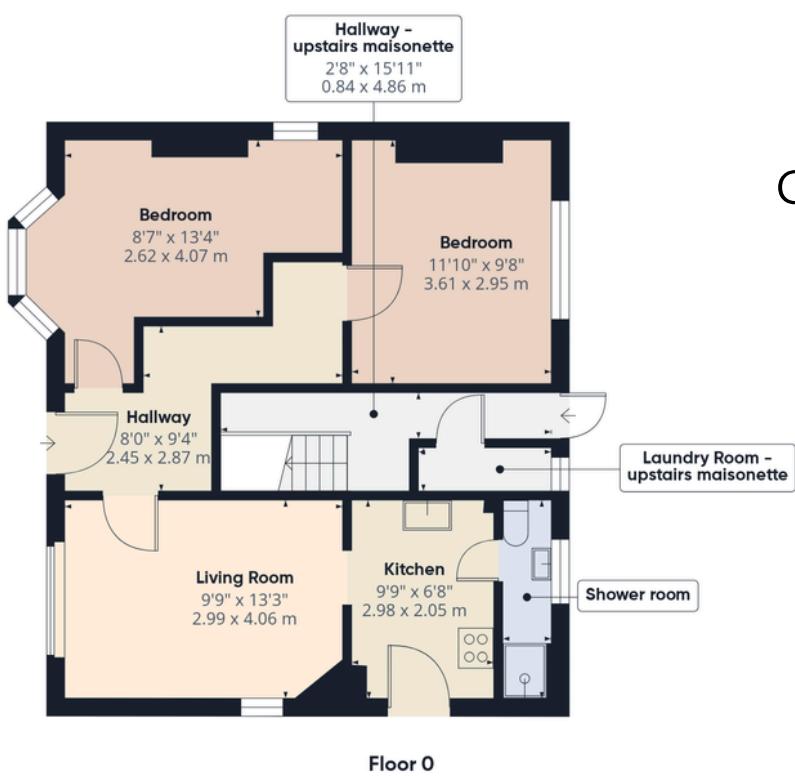


Key features

- DEVELOPMENT OPPORTUNITY
- Sought-after location on St Albans Road
- Rare opportunity to combine two maisonettes into one detached family home
- Two self-contained two-bedroom maisonettes
- Two bathrooms
- Generous overall square footage across both floors
- Exceptionally large rear garden
- Significant potential to extend and enhance (STPP)



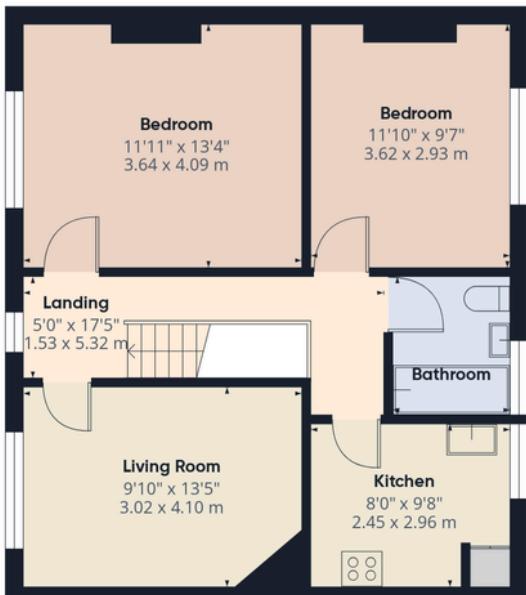




Approximate total area⁽¹⁾

1199 ft²

111.4 m²



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



Boundary







Area Information

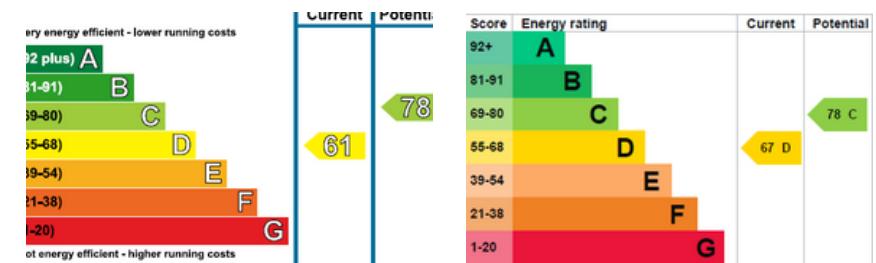
Watford Town Centre has transformed, with the redevelopment of the Atria shopping centre creating extra retail space, a large Cineworld IMAX cinema, leisure complex and a vibrant new restaurant hub. The area is surrounded by beautiful countryside with many locations to enjoy walking and cycling. A particular highlight is Cassiobury Park, one of the largest public parks in Hertfordshire, offering over 190 acres of green space, woodland trails, children's play areas, a miniature railway and open fields perfect for sports, picnics, and outdoor activities.

There is also a variety of other leisure facilities including golf, football, tennis and cricket. Many leisure and health clubs are 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.

Education in Watford is highly regarded, with schools such as St. Michael's Catholic High School and Parmiter's School both enjoying excellent reputations. Both schools consistently achieve strong academic results and offer a wide range of extracurricular opportunities, making them highly sought after by families in the area.

- 1.2 miles to Watford North Station
- 2.1 miles to Watford Junction Station
- 1.1 miles to Parmiter's School
- 0.8 miles to St. Michael's Catholic High School
- Nearest Motorway: 1.5 miles to M25

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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