



Hillingdon Road, Watford

In Excess of £599,950

proffitt  
& holt





## Hillingdon Road

### Watford



Situated on a peaceful tree-lined residential road in a highly sought-after family location of Kingswood, this exceptional three-bedroom semi-detached home has been substantially extended and beautifully refurbished to create a spacious and versatile family residence centred around outstanding open plan living. Offered with no onward chain and also benefitting from a desirable south-facing aspect plus scope for further extension to the side, rear and loft (STPP). This is a rare opportunity to acquire a move-in-ready family home that perfectly balances modern family living with future potential, situated in one of Watford's most desirable residential settings.

A welcoming entrance hall that opens directly from a charming front porch leads to an elegant bay-fronted reception room, where a feature fireplace and large window create a warm and inviting atmosphere. The true heart of the home is the impressive extended open plan kitchen, dining and family room. Designed with contemporary family life in mind, this superb space combines a stylish U-shaped kitchen with appliances, extensive work surfaces, a generous larder/pantry storage area and excellent cupboard space, seamlessly flowing into generous dining and living areas. Large sliding doors open directly onto the garden and flood the room with natural light, creating the perfect setting for both everyday living and entertaining. A separate utility room provides additional practicality, storage and direct garden access. To the first floor are three well-proportioned double bedrooms, two of which benefit from fitted wardrobes, together with a modern family bathroom and separate WC.

Outside, the private rear garden enjoys a combination of patio and lawn areas, providing an excellent environment for outdoor dining, entertaining and family enjoyment. A detached garage to the rear offers valuable storage, workshop space or further versatility.

Early viewing is highly recommended.



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The property sits within an excellent catchment area for families, including Kingswood Nursery School, Kingsway Infants' & Junior Schools, Leavesden JMI School and the highly regarded Parmiter's School. Watford town centre, with its extensive shopping, restaurants, leisure facilities and transport connections, is easily accessible, whilst Cassiobury Park and a range of local green spaces are within easy reach. Major road links including the M1, M25 and A41, together with Watford Junction Station, make this property an excellent choice for commuters and families alike. Garston train station is approximately one mile from Kingswood with the Abbey Line service between St Albans and Watford Junction. Watford Junction station provides fast and frequent services into London, Euston.

- No Onward Chain
- Large Kitchen/Breakfast Room
- Large Extended Open-Plan Family Living
- Highly Desirable Family Layout
- Additional Reception Room With Fourth Bedroom Potential
- Beautifully Refurbished Throughout
- South Facing Aspect
- Side, Rear And Loft Extension Potential STPP
- Close Proximity To Good Schools (including Parmiters)
- Close to Local Amenities And Transport Links (including M1 and M25)





## General Information

EPC – Energy Efficiency Rating: D

EPC – Environmental Impact Rating: E

Council Tax Band: D

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

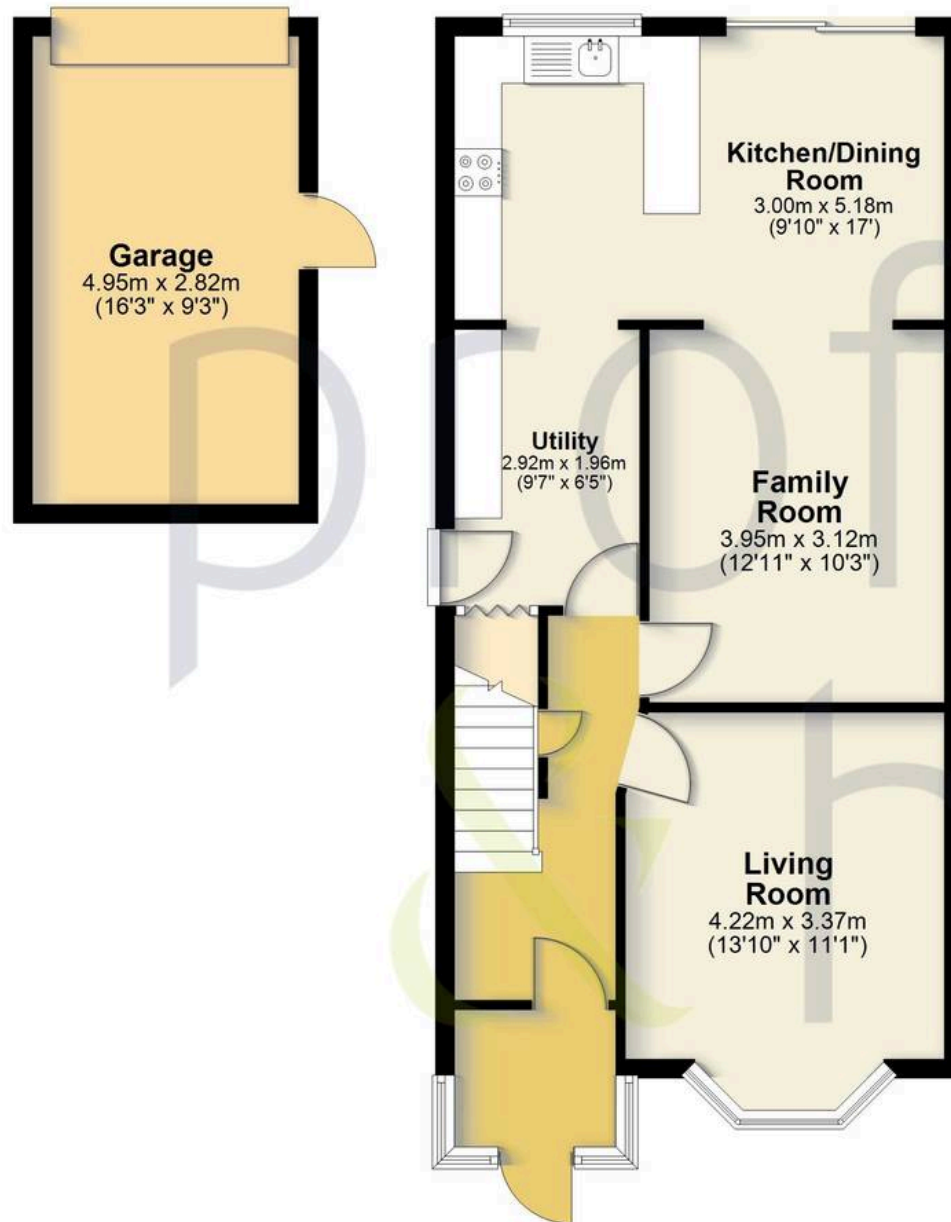
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.





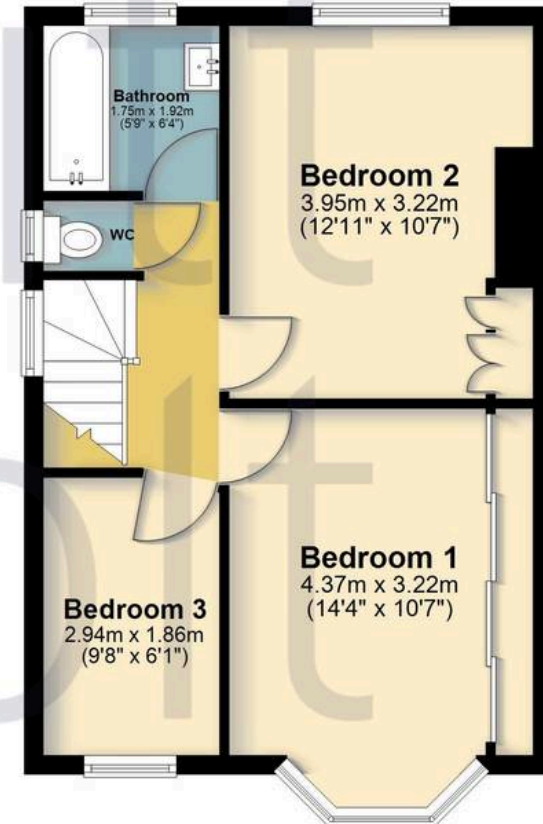
## Ground Floor

Approx. 77.3 sq. metres (832.0 sq. feet)



## First Floor

Approx. 45.7 sq. metres (491.9 sq. feet)



Total area: approx. 122.9 sq. metres (1,323.0sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - Unauthorised reproduction prohibited.

Plan produced using PlanUp.





## Proffitt & Holt – Watford

141 The Parade, High Street – WD17 1NA

01923 222522 • [watford@proffitt-holt.co.uk](mailto:watford@proffitt-holt.co.uk) • [www.proffitt-holt.co.uk/](http://www.proffitt-holt.co.uk/)

