



Kingswood Road, Watford  
Guide Price £635,000

proffitt  
& holt





## Kingswood Road

Watford

Set within the ever-popular Kingswood Estate, this well-presented four-bedroom semi-detached family home offers generous and flexible accommodation arranged over three floors, ideal for modern family living.

The ground floor features a welcoming entrance hallway leading through to a spacious front lounge, providing a comfortable setting for everyday living. To the rear, there is a separate dining room which opens neatly into the garden, creating an excellent space for family meals and entertaining. The kitchen is well arranged with ample storage and worktop space, and also provides direct access out to the rear garden. On the first floor are three well-proportioned bedrooms, all served by a modern family bathroom. The layout offers excellent versatility, with rooms suitable for children, guests or home working, depending on requirements. The second floor is dedicated to an impressive principal bedroom suite, offering a generous bedroom area along with its own en suite bathroom. This floor provides a more private retreat and makes excellent use of the available space.

Externally, the property benefits from a private rear garden, ideal for outdoor dining and family use, while the front provides off-street parking. The home is conveniently positioned within easy reach of local shops, schools and transport links, making it a practical and appealing choice for families.

A well-balanced family home in a sought-after residential location, combining space, functionality and convenience.

Council Tax Band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





## Kingswood Road

### Watford

Kingswood residential area is located on the north side of Watford and benefits from Kingsway Junior and Infant School, local shops and amenities, approximately one mile from Garston station with the Abbey Line service between St Albans and Watford Junction, and two miles from Watford Town Centre, with its excellent shopping, entertainment and transport facilities.

The property is also well-located for easy access to the motorway network, with both the M1 and M25 motorways within and the A41, typically, a drive of five/ten minutes. Watford Junction station provides fast and frequent services into London, Euston.

- Four-Bedrooms
- Semi-Detached Home
- Arranged Over Three Floors
- Principal Bedroom with En Suite
- Two Reception Rooms
- Well-Appointed Kitchen
- Private Rear Garden
- Driveway Parking
- Sought-After Location





**For broadband and mobile speeds see:**

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

## General Information

### Services

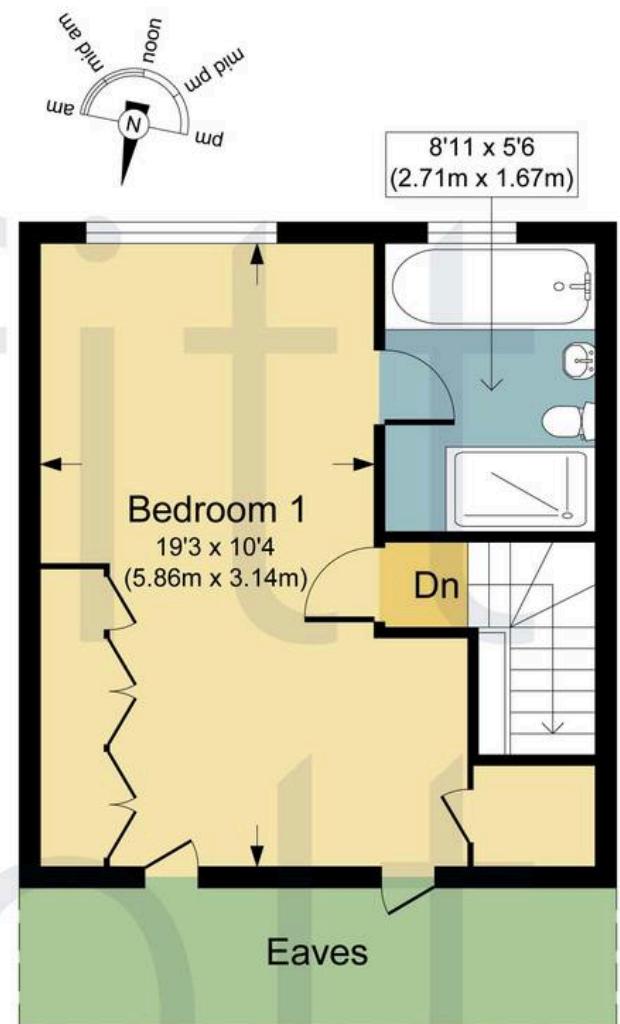
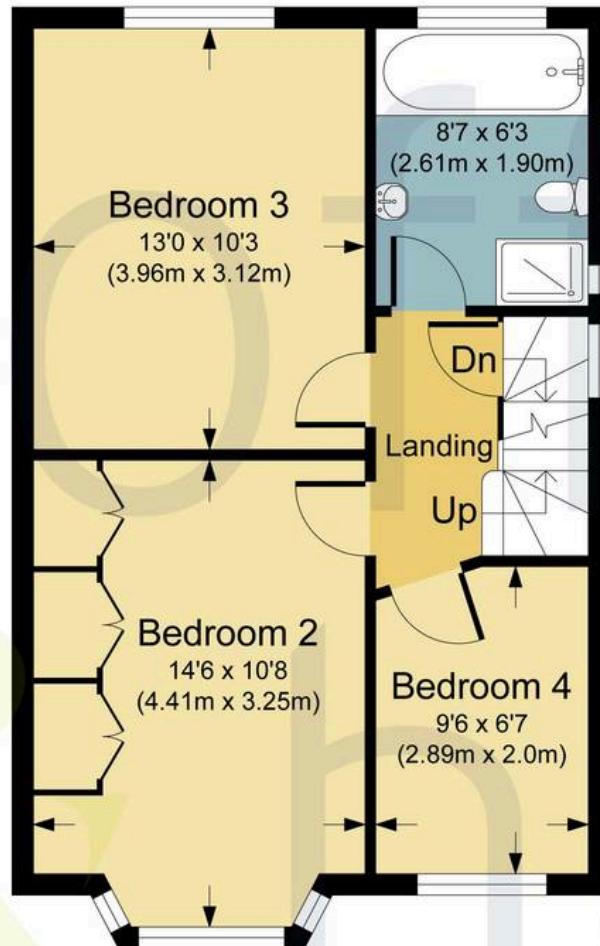
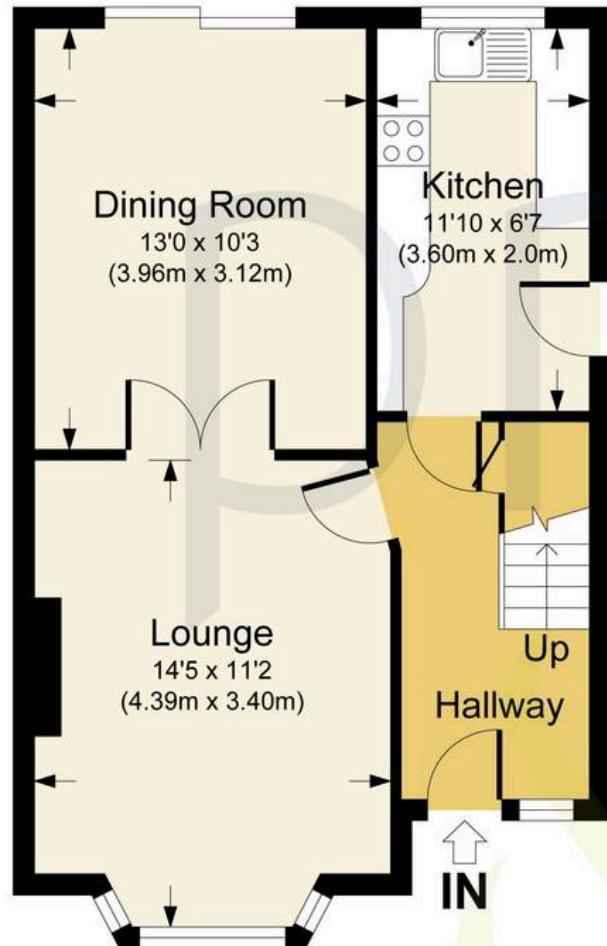
Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

### Fixtures and Fittings

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







KINGSWOOD ROAD, WD25

APPROX. GROSS INTERNAL FLOOR AREA 1227.62 SQ FT / 114.05 SQ M. EXC. EAVES

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## Proffitt & Holt – Watford

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