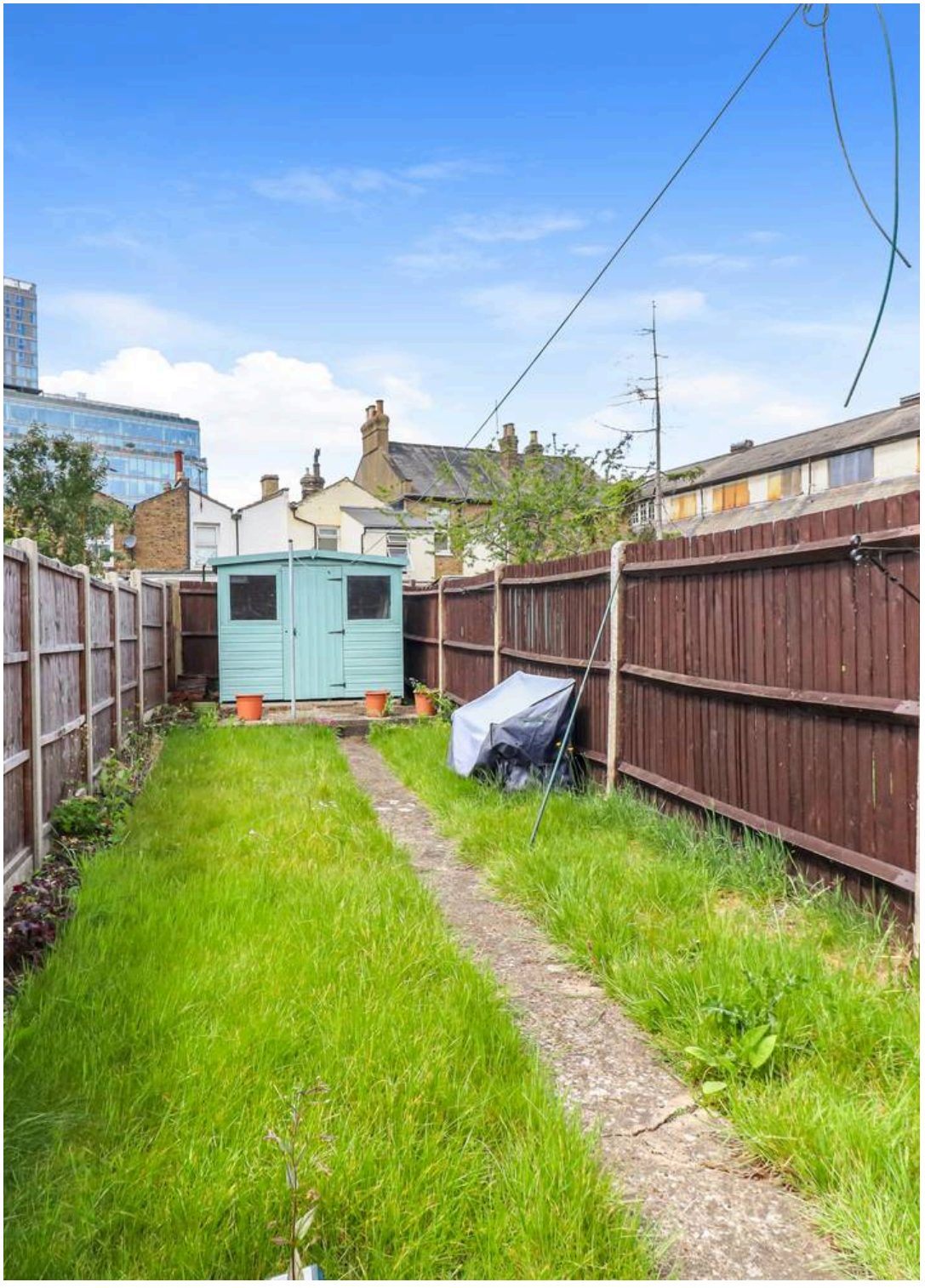
Sutton Road, Watford

In Excess of **£400,000**

proffitt & holt



Sutton Road

Watford

Offered to the market with no upper chain, this well-proportioned two bedroom terraced home presents an excellent opportunity for first time buyers, investors, or those looking to be close to the heart of Watford.

The property offers spacious accommodation throughout, comprising a comfortable living room, separate dining room, fitted kitchen, and ground floor bathroom. Upstairs features two generous double bedrooms, providing flexible living space for a range of buyers.

Outside, there is an enclosed rear garden plus on road, permit parking to the front.

Conveniently located within walking distance of Watford Town Centre, the property is ideally positioned for access to a wide range of shops, restaurants, amenities, and excellent transport links.

Combining character, practicality, and superb convenience, this property offers fantastic potential in a highly sought-after location.

Sutton Road

Watford

The property is ideally situated in Central Watford for easy access to Watford's extensive shopping, transport, and entertainment facilities, including the Harlequin Watford Shopping & Leisure Centre, The Palace and Pumphouse theatres, Watford Colosseum, and numerous restaurants. Watford Metropolitan Line station and Watford Junction mainline station provide fast and frequent services into London. M25 & M1 motorways accessible, typically, within a drive of 5-10 minutes. Also, close-by is the extensive parkland of the Green Flag award-winning Cassiobury Park, The Grove Hotel with its Championship Golf Course and highly regarded restaurants, plus the recently built Watford Central Sports Leisure Centre including gym and swimming pool facilities.

- Mid-Terraced Character Property
- Two Bedrooms
- Fitted Kitchen
- Spacious Lounge/Separate Dining Room
- Family Bathroom on the Ground Floor
- On Road, Permit Parking
- Located Within Walking Distance to Watford Town Centre
- No Upper Chain

General Information

EPC - Energy Efficiency Rating: D

EPC - Environmental Impact Rating: D

Council Tax Band: C

Tenure: Freehold

Services

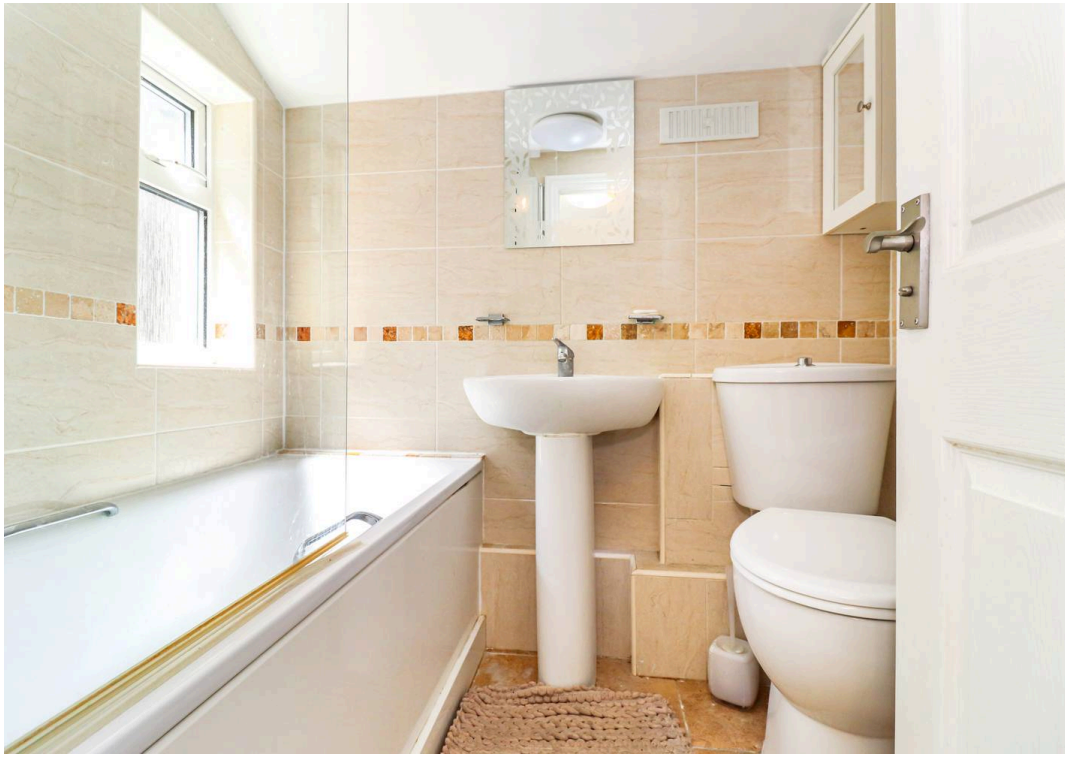
Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

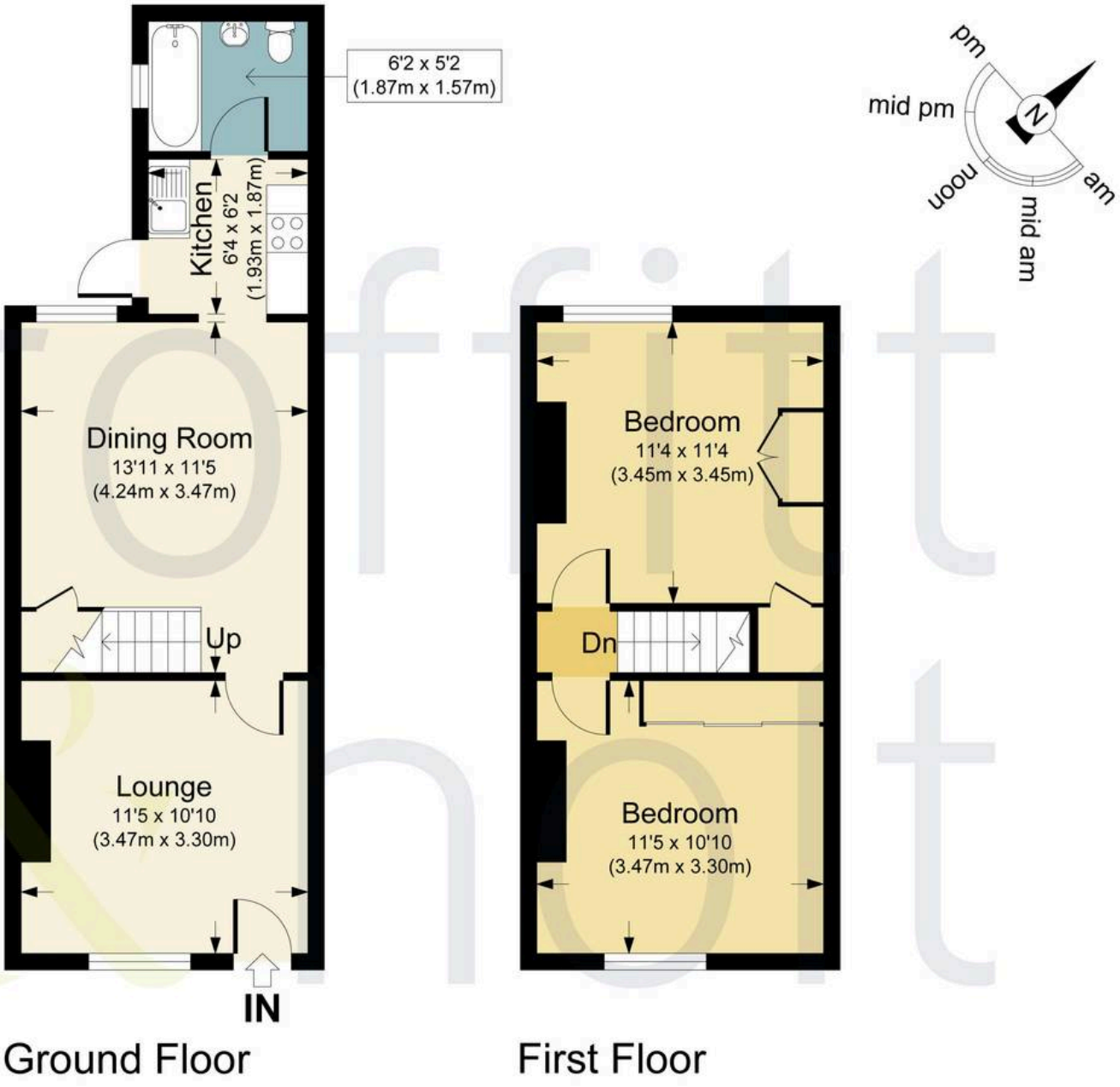
For broadband and mobile speeds see:

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

SUTTON ROAD, WD17

APPROX. GROSS INTERNAL FLOOR AREA 646.37 SQ FT / 60.05 SQ M.

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Proffitt & Holt - Watford

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