House - Semi-Detached (EPC Rating: D)

PIONEER WAY, WATFORD, WD18 6TA

£550,000

WARREN ANTHONY

3 Bedroom House - Semi-Detached located in Watford

Offered with no onward chain, this smartly presented semi-detached home house sits in a popular residential road, ideal for families and commuters alike. Thoughtfully updated throughout, the property provides generous living space, modern finishes and excellent potential to extend (STPP).

Ground Floor
Entrance Hall
A welcoming hallway leads into the main living areas, with access to the downstairs cloakroom and study.

Cloakroom (4'10" × 4'6" / 1.48m × 1.37m)
Compact and practical, fitted with a WC and wash basin - ideal for guests.

Sitting/Dining Room (24'9" × 16'10" / 7.55m × 5.14m)
A spacious open-plan living and dining area stretching the full depth of the house. Large windows to the front and rear flood the space with natural light, creating a bright, airy feel perfect for family gatherings or entertaining.

Kitchen (9'1" × 7'11" / 2.76m × 2.42m)
Modern and well-appointed, featuring sleek cabinetry, integrated appliances and ample worktop space. Positioned conveniently off the dining area with direct garden access.

Study (12'0" × 7'9" / 3.66m × 2.36m)
A versatile room ideal for home working, hobbies, or a playroom. Includes fitted shelving and direct access to the garage/utility space.

Garage/Utility (7'9" × 4'10" / 2.36m × 1.48m)
Currently used as a utility area with plumbing for laundry appliances, shelving, and storage. Could easily serve as a workshop or additional storage zone.

First Floor

Landing
Bright and central, connecting all three bedrooms and the family bathroom.

Bedroom One (13'9" × 9'3" / 4.20m × 2.83m)
A generous double bedroom with fitted wardrobes and space for additional furniture. Overlooks the rear garden.

Bedroom Two (11'0" × 9'9" / 3.35m × 2.96m)
Another comfortable double room, ideal for guests or children, with fitted storage and a pleasant front aspect.

Bedroom Three (9'10" × 7'7" / 3.00m × 2.31m)
A well-proportioned single bedroom or home office, with built-in wardrobe and dressing table.

Bathroom (8'2" × 7'2" / 2.49m × 2.17m)
Stylishly refitted with a modern suite including shower cubicle, vanity basin, and WC. Finished with contemporary tiling and chrome fittings.

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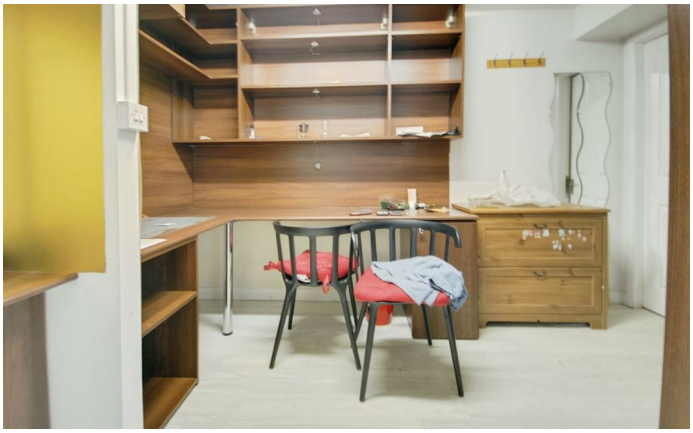
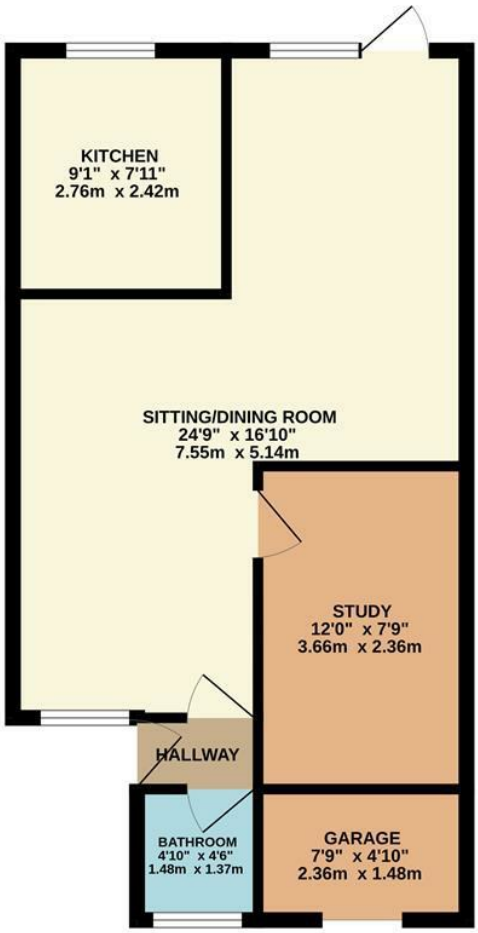
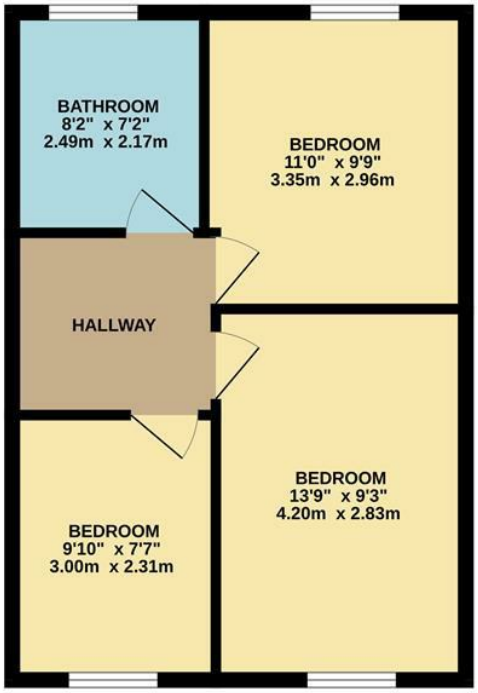


GROUND FLOOR
510 sq.ft. (47.3 sq.m.) approx.



1ST FLOOR
418 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 927 sq.ft. (86.1 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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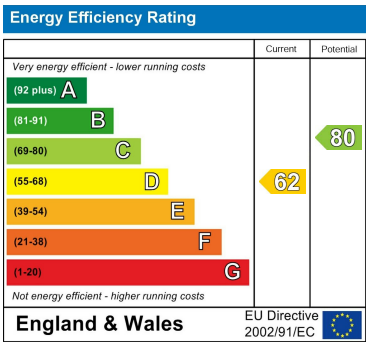
Council Tax Band

D

Energy Performance Graph



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