



Kenford Close, Watford

In Excess of **£575,000**

proffitt
& holt





Kenford Close

Watford



A well-proportioned three bedroom semi-detached house, situated within a private close and offering flexible accommodation currently arranged as two separate one-bedroom maisonettes.

The property could readily be converted back to its original three bedroom house layout, making it an interesting opportunity for a range of buyers.

The ground floor currently comprises a kitchen, living room, bedroom and shower room, while the first floor provides a further bedroom, living room, kitchen and shower room.

Outside, there is a driveway providing parking for several vehicles, while the property benefits from a large private rear garden. A particularly impressive feature is the substantial timber garage, which benefits from power and lighting and offers excellent versatility. It could be used as a studio, workshop, gym, garden office or simply for generous storage.

The property offers excellent potential and flexibility, with the opportunity to retain the current configuration or convert it back into a conventional three bedroom family home.



Kenford Close

Watford



Abbots Langley has a number of local shops catering for most daily requirements, while for a more comprehensive range of shopping facilities and amenities, the larger towns of Watford and Hemel Hempstead are within a drive of approximately three miles.

For the commuter, both Kings Langley mainline station and Watford Junction mainline station provide a service to London Euston and Junction 20 of the M25 is a distance of approximately two miles.

- Three Bedroom Semi-Detached House
- Currently Arranged As Two Maisonettes
- Potential To Convert Back To One Home
- Driveway Parking For Several Vehicles
- Large Private Rear Garden
- Very Large Timber Garage With Power & Lighting
- Private Close Location
- No Upper Chain



General Information



EPC – Energy Efficiency Rating: C

EPC – Environmental Impact Rating: C

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.

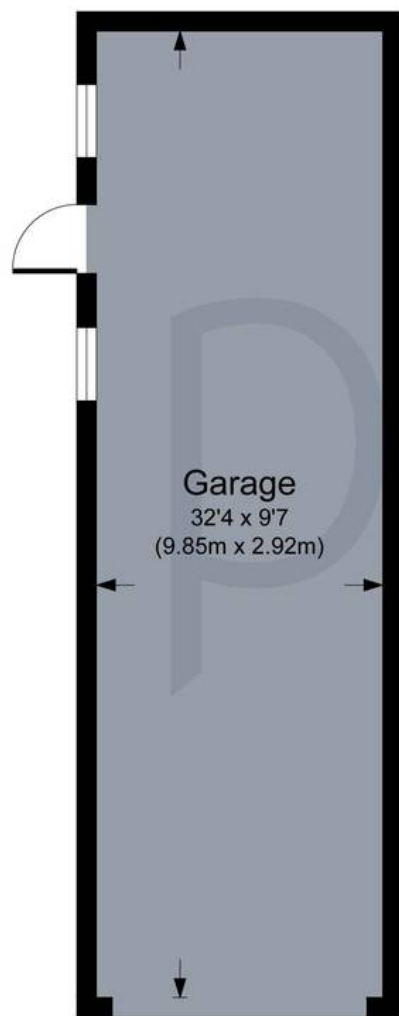
For broadband and mobile speeds see:

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

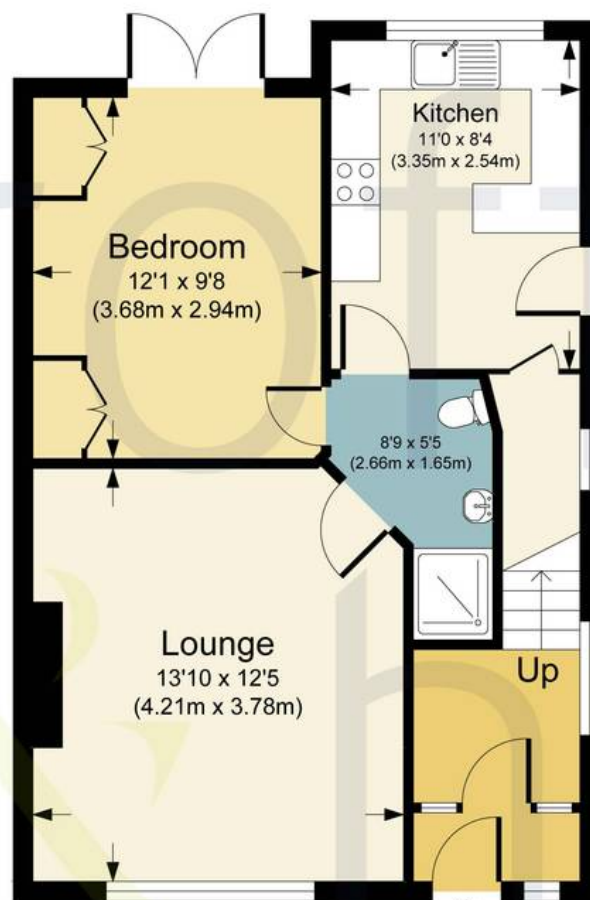
Fixtures and Fittings

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

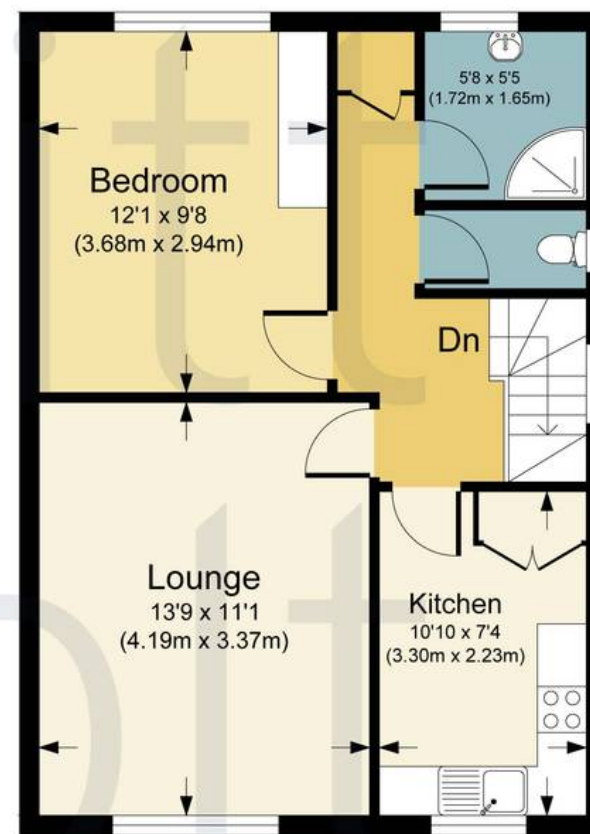




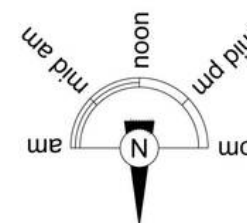
Garage



Ground Floor



First Floor



KENFORD CLOSE, WD25

APPROX. GROSS INTERNAL FLOOR AREA 1285 SQ FT / 119.41 SQ M. INC. GARAGE

PHOLKL: THIS IMAGE IS ILLUSTRATIVE ONLY - NOT TO SCALE. COPYRIGHT: THE IMAGE TAILOR LTD. 2026.





Proffitt & Holt

14 High Street, Abbots Langley – WD5 0AR

01923 270444 • street@proffitt-holt.co.uk • www.proffitt-holt.co.uk/

