

Floor plan produced in accordance with RICS Property Measurement Standards (IPMS2 Residential). © nchcom 2025. Produced for James Estate Agents. REF: 1284126



Approximate Area = 672 sq ft / 62.4 sq m
Outbuilding = 25 sq ft / 2.3 sq m
Total = 697 sq ft / 64.7 sq m
For identification only - Not to scale

Shaftesbury Road, Watford, WD17 2RQ

England & Wales	
Energy Efficiency Rating	Current
A	87
B	88
C	89
D	90
E	91
F	92
G	93

LOCAL AUTHORITY
Watford Borough Council

TENURE
Freehold

COUNCIL TAX BAND
C

VIEWS
By prior appointment only

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



GUIDE PRICE
£375,000
SHAFTESBURY ROAD
WATFORD, WD17 2RQ

PROPERTY SUMMARY

A MUST VIEW property. No upper chain. This beautifully presented terraced cottage is situated on the popular Shaftesbury Road and offers a delightful blend of charm and modern living. The property has been refurbished to a high standard by the current owner, ensuring a warm and inviting atmosphere throughout.

As you enter, you are greeted by two reception rooms. The bright and airy lounge flows into a separate dining room, perfect for entertaining guests or enjoying family meals. The modern fitted kitchen is both stylish and functional. Upstairs, you will find two double bedrooms, each with period fireplaces. The contemporary bathroom is thoughtfully designed, providing a relaxing space to unwind after a long day.

The property also boasts a private, low-maintenance rear garden. Additionally, permit parking is available, making it convenient for residents and visitors alike.

This charming home is just a short walk from Watford town centre with its extensive range of amenities and Watford Junction, where fast trains take you to Euston in 15 minutes. For those who appreciate green spaces, Waterfield Recreation Park is located at the bottom of the road.

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