



Hopwood Close, Watford
£450,000

proffitt
& holt





Hopwood Close

Watford

This attractive two-bedroom mid-terrace home is ideally situated in a popular residential location, conveniently close to highly regarded schools and local amenities.

Offering well-proportioned accommodation throughout, the property represents an ideal purchase for first-time buyers, downsizers, or investors alike.

The ground floor features a welcoming entrance leading into a spacious lounge, providing a bright and comfortable living area with ample space for both relaxation and entertaining. To the rear, there is a recently re-fitted modern kitchen, which offers a practical layout with space for dining and direct access to the garden, creating an ideal setting for everyday family living.

To the first floor, the property offers two generously sized bedrooms, including a spacious principal bedroom and a well-proportioned second bedroom, both served by a family bathroom accessed from the landing.

Externally, the property benefits from an enclosed rear garden plus allocated parking for 2 vehicles.



Hopwood Close

Watford



Hopwood Close is situated approximately two miles from Watford's busy Town Centre with its extensive range of shops, amenities and also a similar distance from Watford Junction Station, which provides a swift and frequent service into London Euston (18 mins). Alternatively, there are local shops within a 10 minute walk.

For the commuter wishing to travel by road, both the M1 & M25 motorway networks lie, typically, within a 5-10 minute drive. Holy Rood Primary School is approximately 5 minutes walking distance from the property.



- Mid-Terrace House
- Two Bedrooms
- Re-Fitted Kitchen
- Spacious Lounge
- Family Bathroom
- Quiet Cul-de-Sac Location
- Close to Good Schools and Local Amenities
- Parking for 2 Vehicles



General Information

Council Tax Band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

Services

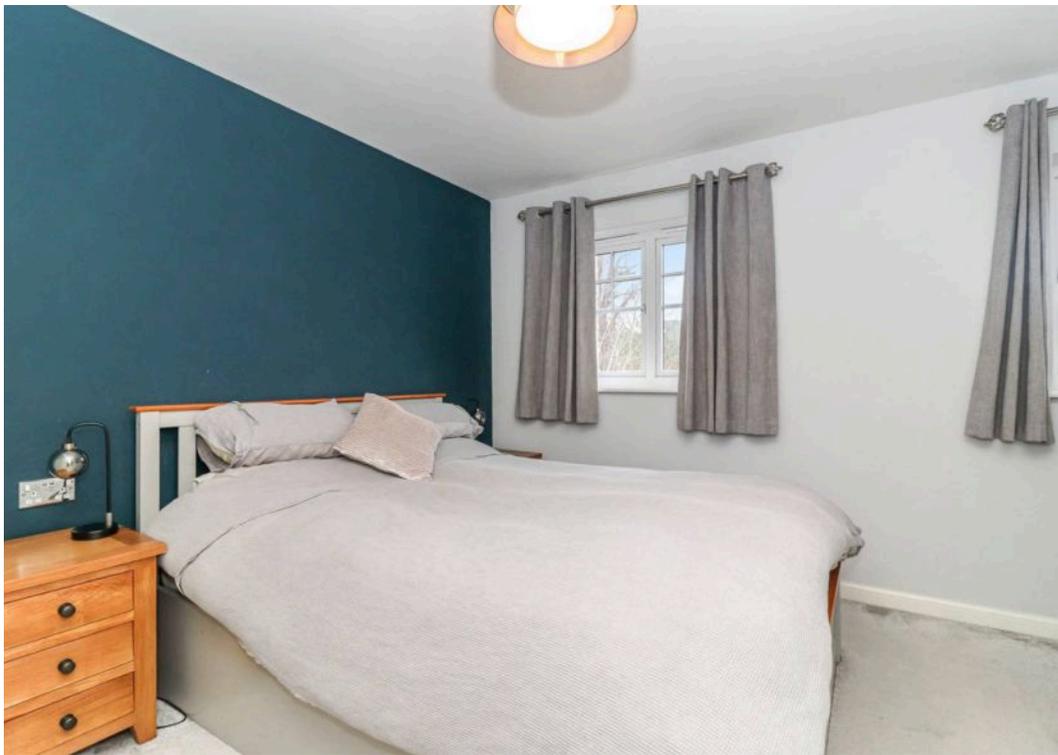
Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

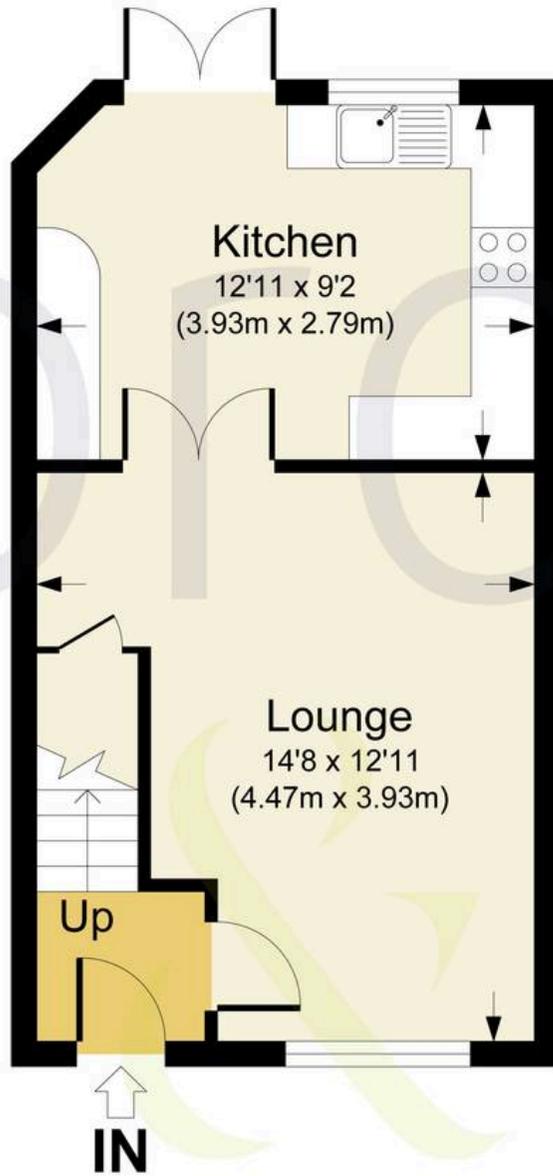
*For broadband and mobile speeds see:
<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>*

Fixtures and Fittings

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

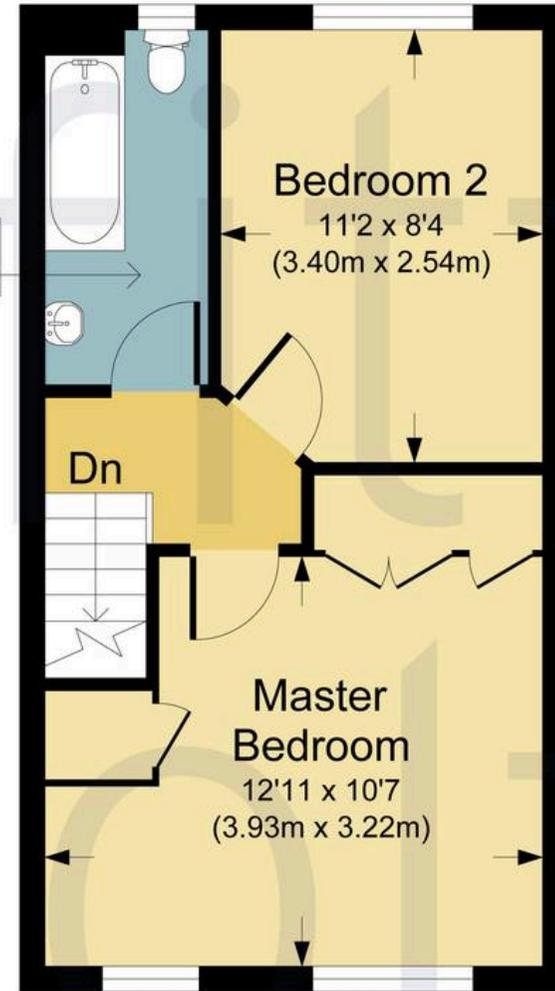




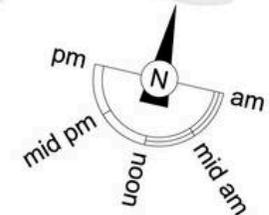


Ground Floor

9'1 x 4'10
(2.76m x 1.47m)



First Floor



HOPWOOD CLOSE, WD17

APPROX. GROSS INTERNAL FLOOR AREA 621.18 SQ FT / 57.71 SQ M.

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