



# The Gateway, Watford

Guide Price £650,000

proffitt  
& holt





## The Gateway

Watford

This attractive three-storey townhouse offers spacious and versatile accommodation, currently operating as a successful HMO and presenting an excellent opportunity for both investors and future owner-occupiers.

Arranged over three well-proportioned floors, the property features bright and generous living spaces, including a modern kitchen and comfortable reception areas, ideal for shared living or family occupation.

Externally, the home benefits from an integral garage, private driveway, and a small, low-maintenance rear garden, providing valuable outdoor space with minimal upkeep.

Ideally, located close to highly regarded schools and within easy reach of Watford General Hospital, the property is perfectly positioned for professional tenants, families, and commuters alike. With its flexible layout, strong rental appeal, and sought-after location, this townhouse represents a compelling and versatile property offering.





## The Gateway

### Watford

West Watford is an area conveniently located for easy access to Watford Metropolitan Line station, highly regarded schooling and Watford Town Centre with its extensive shopping, transport, and entertainment facilities, including the Atria Watford Shopping & Leisure Centre, The Palace and Pumphouse theatres, Watford Colosseum, numerous restaurants and Watford Junction mainline station and Watford High Street (London Overground) station. For the road user, both the M1 and M25 motorways can be reached, typically, within a drive of ten minutes.

Council Tax Band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Spacious Town House
- Chain Free
- Located Close to Local Amenities and Good Schools
- Integral Garage
- Driveway Parking
- Private Rear Garden
- Large Kitchen/Dining Room
- Conservatory





*For broadband and mobile speeds see:*

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

## **General Information**

### **Services**

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

### **Fixtures and Fittings**

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





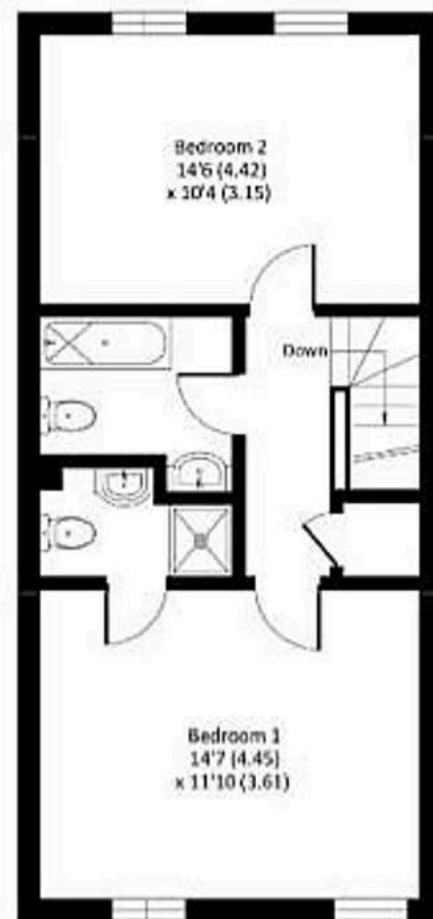
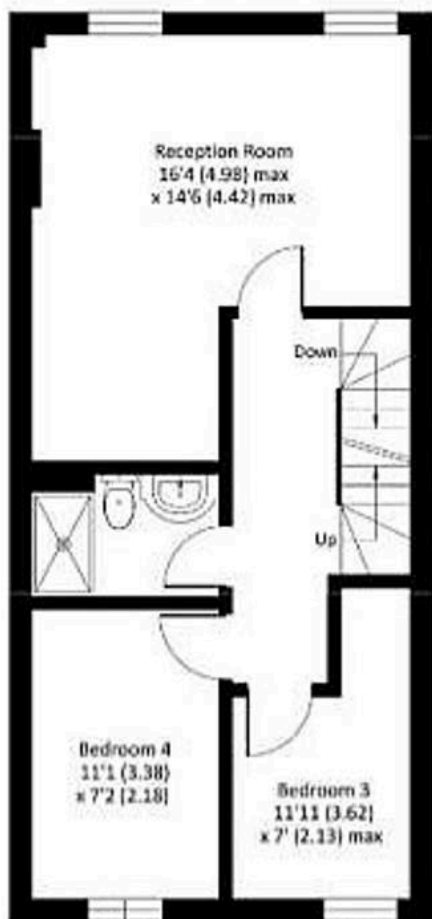
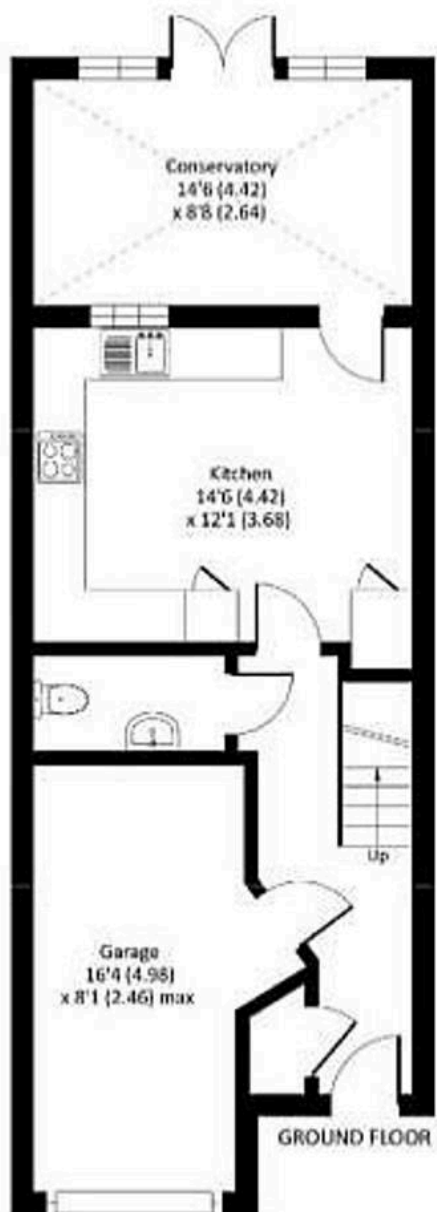
# The Gateway, Watford, WD18 7HW

Approximate Area = 1402 sq ft / 130 sq m

Garage = 135 sq ft / 13 sq m

Total = 1537 sq ft / 143 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2021. Produced by Gibbs Gidaspin. REF: 684671





## Proffitt & Holt – Watford

141 The Parade, High Street – WD17 1NA

01923 222522 • [watford@proffitt-holt.co.uk](mailto:watford@proffitt-holt.co.uk) • [www.proffitt-holt.co.uk/](http://www.proffitt-holt.co.uk/)

