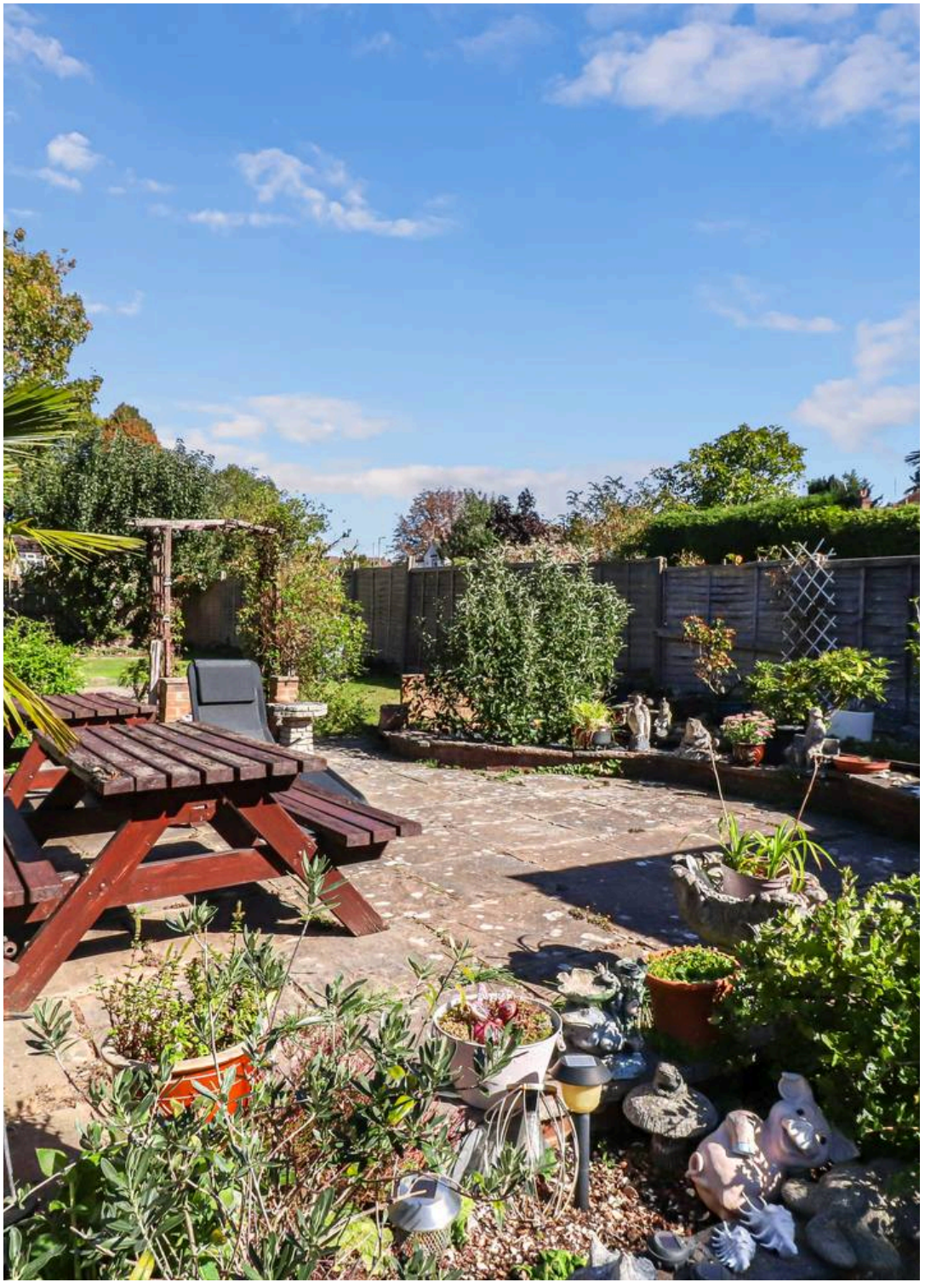


Blackwell Drive, Watford

£650,000

proffitt & holt



Blackwell Drive

Watford

Proffitt & Holt are delighted to present this three-bedroom semi-detached home, offering generous living space, excellent parking, and plenty of scope to extend and add value.

The property is set back from the road behind a large driveway providing ample parking for several vehicles, as well as access to a double garage. To the rear is an impressive 100ft garden, beautifully arranged with a patio and extensive lawn.

Internally, the accommodation comprises a welcoming porch leading into the entrance hall, with stairs rising to the first floor and useful under-stairs storage. The heart of the home is the kitchen/dining area, which opens into an extended dining room/snug with direct access to the garden. A connecting door from the kitchen also leads into the double garage, which in turn provides further access to the rear garden. Upstairs, the property boasts three well-proportioned bedrooms, a landing, a family bathroom, and a separate WC.

This home presents an excellent opportunity for those seeking space, a large plot, and the potential to further extend and add value to an already substantial property.







Blackwell Drive

Watford

Oxhey Hall is a much sought-after location and is conveniently located for Bushey train station and Watford High Street station which both have services to London, Euston. For the road commuter, the A41 is within a few miles, the M1 is accessible at Junctions 4 and 5 and the M25 at Watford, at Junction 19 or 20, connecting to the national motorway network and airports.

There is a good choice of primary and secondary schools and Oxhey Park, Bushey Golf and Country Club, Bushey Hall Golf Course and Aldenham Golf Course are all within easy reach.

- Three Bedrooms
- Semi-Detached Family Home
- Driveway Parking
- Double Garage
- 100 ft Rear Garden
- Extended
- Potential to Extend



General Information

EPC - Energy Efficiency Rating: D

EPC – Environmental Impact Rating: D

Council Tax Band: E

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

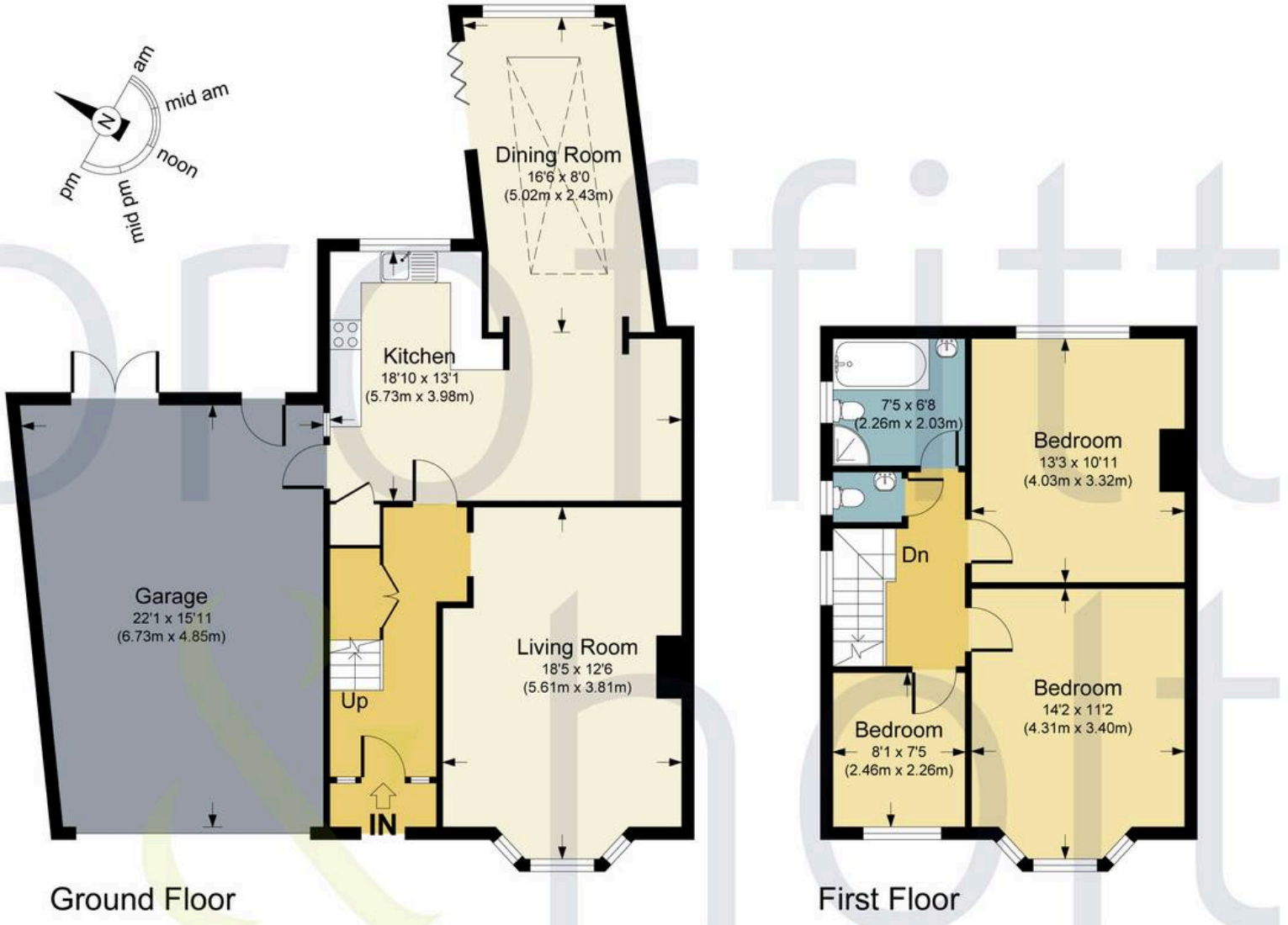
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.






KEEP
CALM
AND
CARRY
ON





BLACKWELL DRIVE, WD19

APPROX. GROSS INTERNAL FLOOR AREA 1467.87 SQ FT / 136.37 SQ M. INC. GARAGE

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Proffitt & Holt - Watford

141 The Parade, High Street - WD17 1NA

01923 222522 • street@proffitt-holt.co.uk • www.proffitt-holt.co.uk/

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