



Malkin Way, Watford

Guide Price £750,000

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Malkin Way

Watford

Ideally situated within easy reach of the highly regarded Watford Boys Grammar School and Watford Metropolitan Station, this impressive three-bedroom, two-bathroom town house offers versatile accommodation arranged over three floors, making it an excellent choice for families, professionals and commuters alike.

The ground floor features a welcoming entrance hall, a useful study/bedroom 4 ideal for home working, a guest cloakroom and a spacious open-plan kitchen/dining room. This bright and sociable space provides the perfect setting for everyday family life and entertaining, with direct access to the rear garden.

On the first floor, a generous lounge offers a comfortable retreat, while a further double bedroom with fitted wardrobes provides flexible accommodation. The lounge also benefits from access to a private balcony, creating an attractive outdoor seating area.

The second floor comprises two further well-proportioned bedrooms and a contemporary Jack and Jill bathroom, completing the accommodation.

The property further benefits from a private rear garden, driveway parking and a highly convenient location close to a range of local amenities, excellent transport links and well-regarded schools.

Combining spacious and flexible living accommodation with an enviable location within just a few minutes walk from Cassiobury Park, this attractive town house presents a fantastic opportunity for buyers seeking a well-connected family home in the heart of Watford. As part of the Cassio Metro development, the property includes free access to a fully equipped gym, swimming pool, fitness studio, sauna and steam room, as well as on-site concierge 7 days a week

Early viewing is highly recommended.



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The property is located in Cassio Metro – a convenient area within close proximity of Watford Metropolitan Line station, and within a quarter-of-a-mile of the Green Flag award-winning Cassiobury Park with its 100 acres of parkland and access to the Grand Union Canal.

Watford Town Centre, with its excellent shopping, transport, and entertainment facilities, is situated within approximately one mile distance, and Watford Junction mainline station is of a similar distance.

- Semi-Detached Town House
- Three Bedrooms
- Two Bathrooms
- Spacious Kitchen/Dining Room
- Balcony Off The Sitting Room
- Study/Bedroom 4
- Enclosed Rear Garden
- Off Street Parking
- Close to Watford Boys and Girls Grammar Schools
- Close to Watford Metropolitan Station and Cassiobury Park





General Information

EPC – Energy Efficiency Rating: C

EPC – Environmental Impact Rating: C

Council Tax Band: F

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.

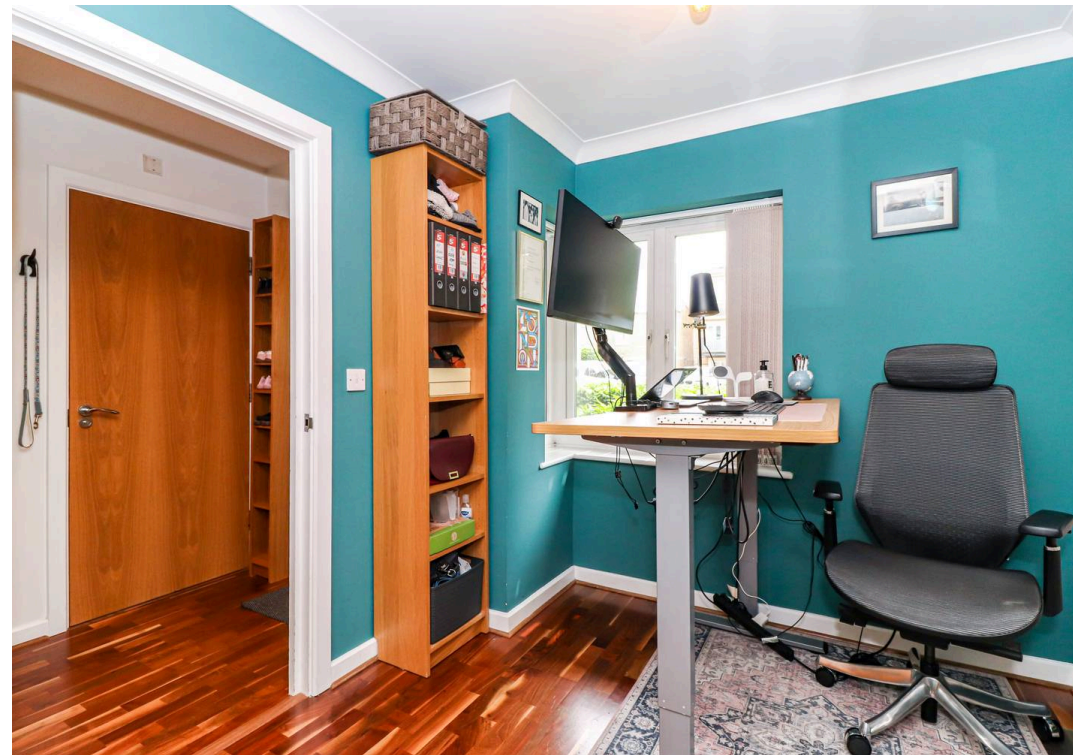
For broadband and mobile speeds see:

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

Fixtures and Fittings

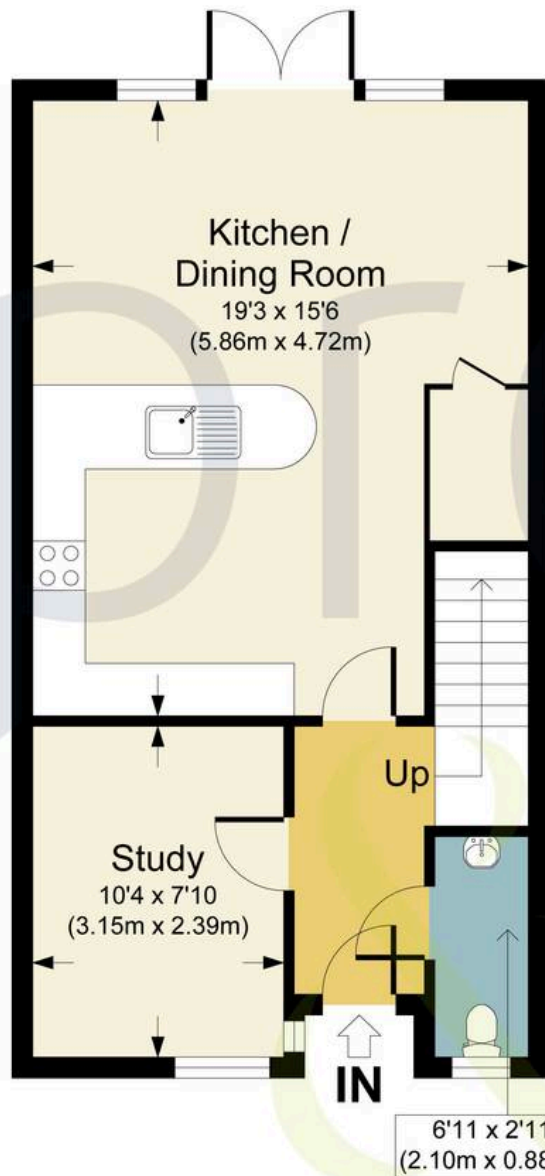
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.



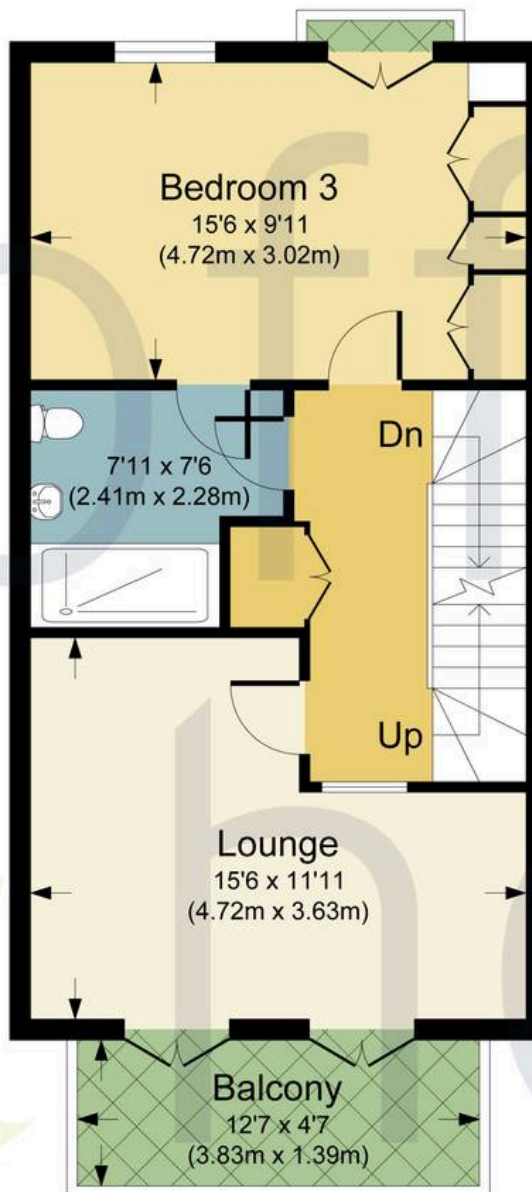




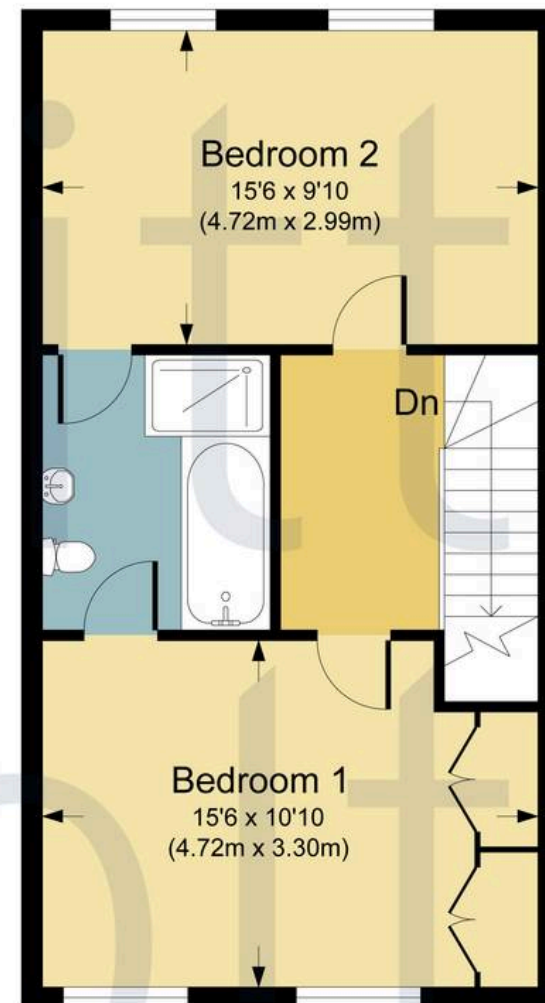




Ground Floor



First Floor

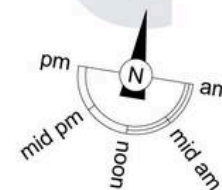


Second Floor

MALKIN WAY, WD18

APPROX. GROSS INTERNAL FLOOR AREA 1388.54 SQ FT / 129.0 SQ M

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Proffitt & Holt – Watford

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