



Langley Road, Watford

In Excess of £350,000

proffitt
& holt





Langley Road

Watford

Ideally positioned just moments from Watford Junction Station, this well-presented two bedroom ground floor maisonette offers spacious and versatile accommodation, making it an excellent choice for first-time buyers, commuters, downsizers, or investors alike.

The property features a bright and contemporary open-plan kitchen/dining/living area, creating a sociable and practical space ideal for both everyday living and entertaining. There are two well-proportioned bedrooms, a modern bathroom, and the added benefit of a useable cellar, offering valuable storage or flexible additional space.

Externally, the home enjoys a private courtyard garden, providing a low-maintenance outdoor retreat perfect for relaxing or entertaining.

Situated in a highly convenient location within easy walking distance of Watford Junction Station, the property is ideal for commuters requiring direct access into London, while also being close to local shops, amenities, and transport links.

Council Tax Band: D

Tenure: Share of Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





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Located in the sought-after residential area of Nascot Wood with the highly regarded Nascot Wood Infants and Nursery School and Nascot Wood Junior School, as well as the "Green Flag" award winning Cheslyn Gardens, and just a short walk to the entrance of the "Green Flag" award winning Cassiobury Park with access to the River Gade, the Grand Union Canal, two cafes and paddling pool leisure area. The Watford Palace Theatre in the Town Centre is in walking distance, as are excellent shopping facilities including the indoor Harlequin Watford Shopping Centre and numerous restaurants. For the commuter, Watford Junction Station is around 15 minutes' walk and provides fast and frequent services to London, Euston. Both the M1 and M25 motorways are typically within a 10-minute drive.



- Two Bedroom Ground Floor Maisonette
- Private Courtyard Garden
- Open-Plan Kitchen/Dining/Living room
- Two Good-Sized Bedrooms
- Modern Bathroom
- Useful Cellar/Storage Space
- Moments from Watford Junction Station
- Ideal for First-Time Buyers, Commuters, or Investors



General Information

Services

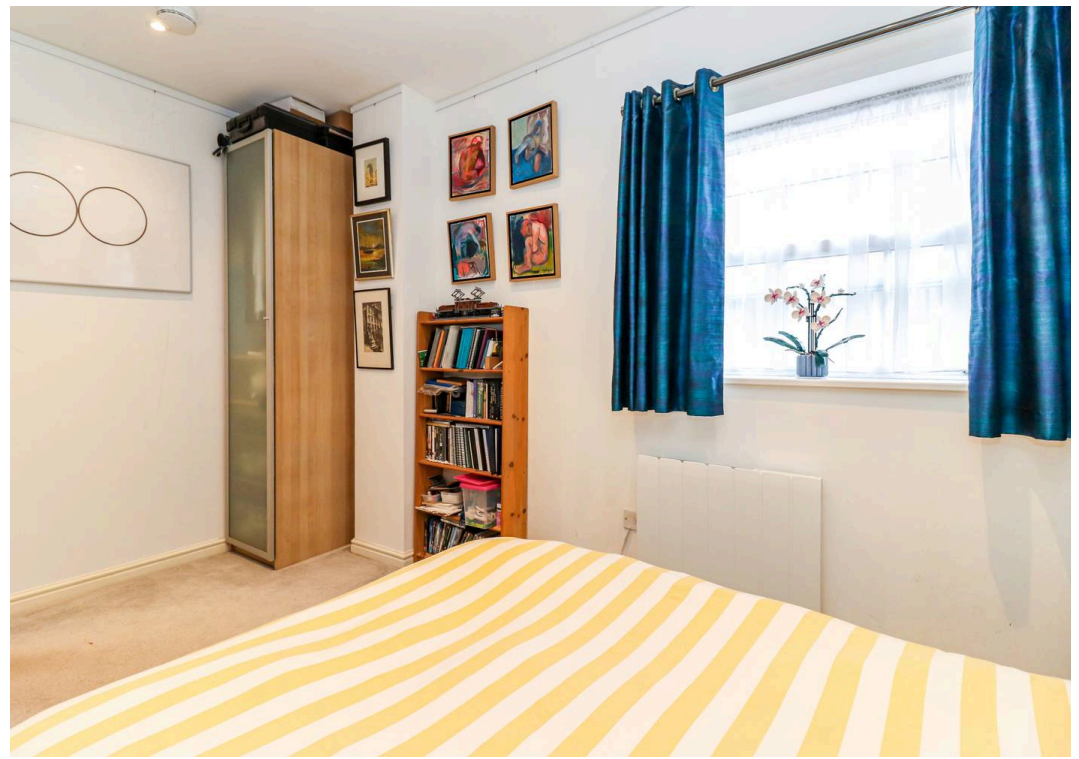
Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

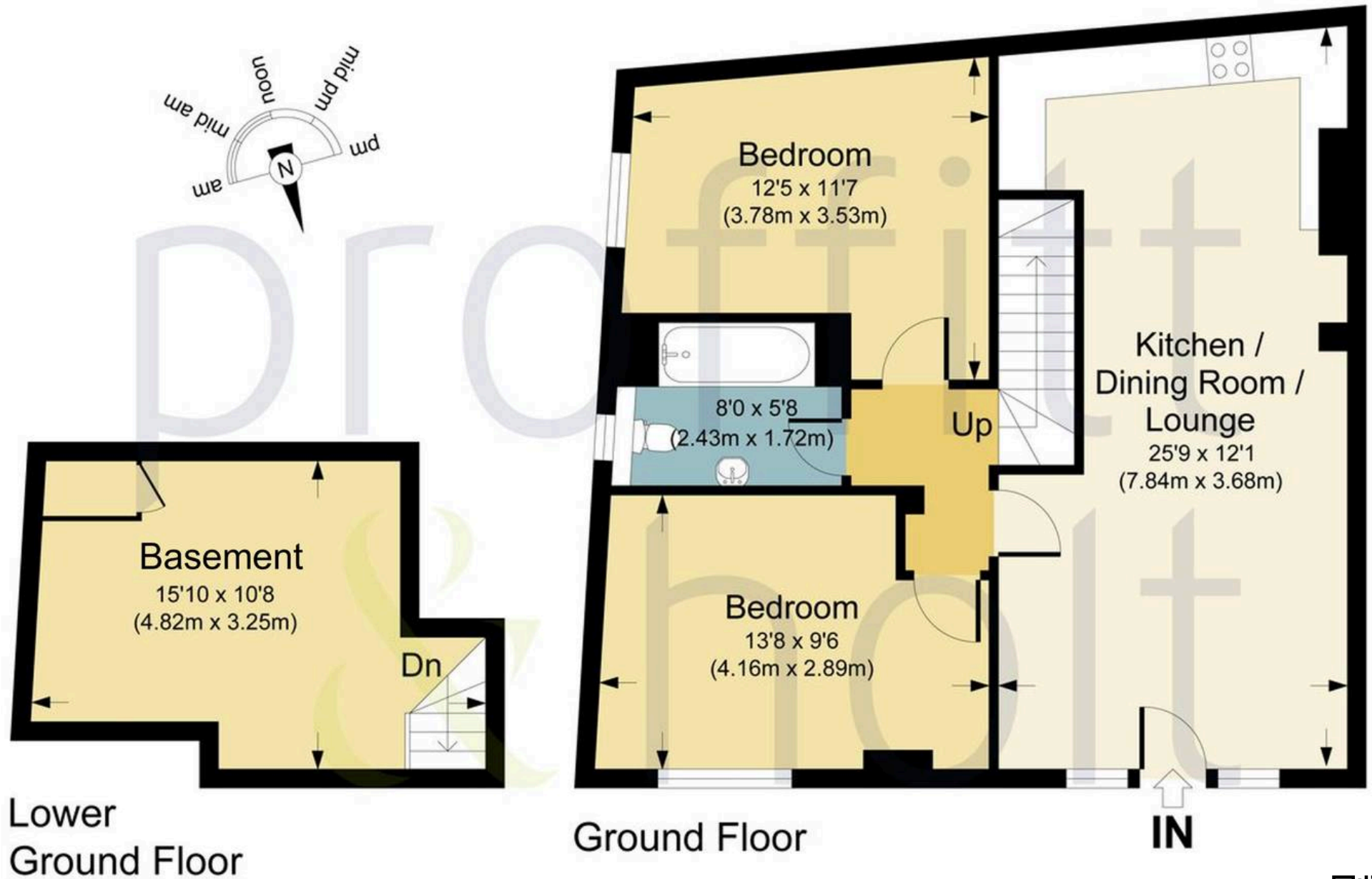
For broadband and mobile speeds see:
<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

Fixtures and Fittings

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







LANGLEY ROAD, WD17

APPROX GROSS INTERNAL FLOOR AREA 704.40 SQ FT (64.74 SQ M)





Proffitt & Holt – Watford

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