



Rickmansworth Road, Watford, WD18 7JG

Guide Price £679,950 Freehold



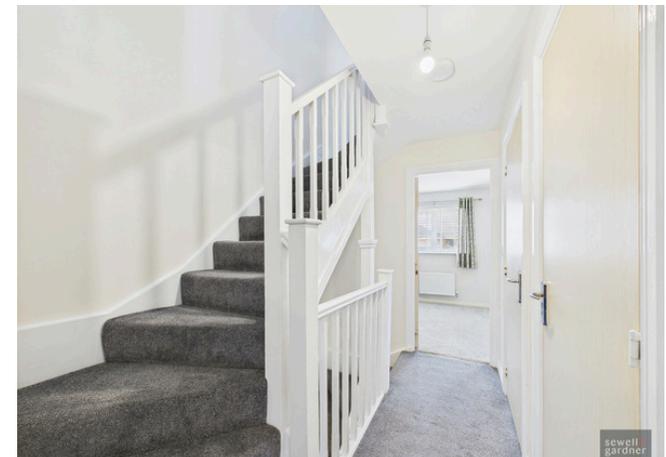
# The property

This well-presented mid-terraced townhouse is set over three floors in a sought-after location, just a five-minute walk from Watford Metropolitan Station.

The accommodation includes two reception rooms and a modern kitchen/breakfast room with integrated appliances. There are four double bedrooms with built-in wardrobes, including a principal bedroom with an ensuite, plus a family bathroom.

There is a well-maintained rear garden together with two garages accessed from the road to the rear with a studio room above accessed from steps in the garden.

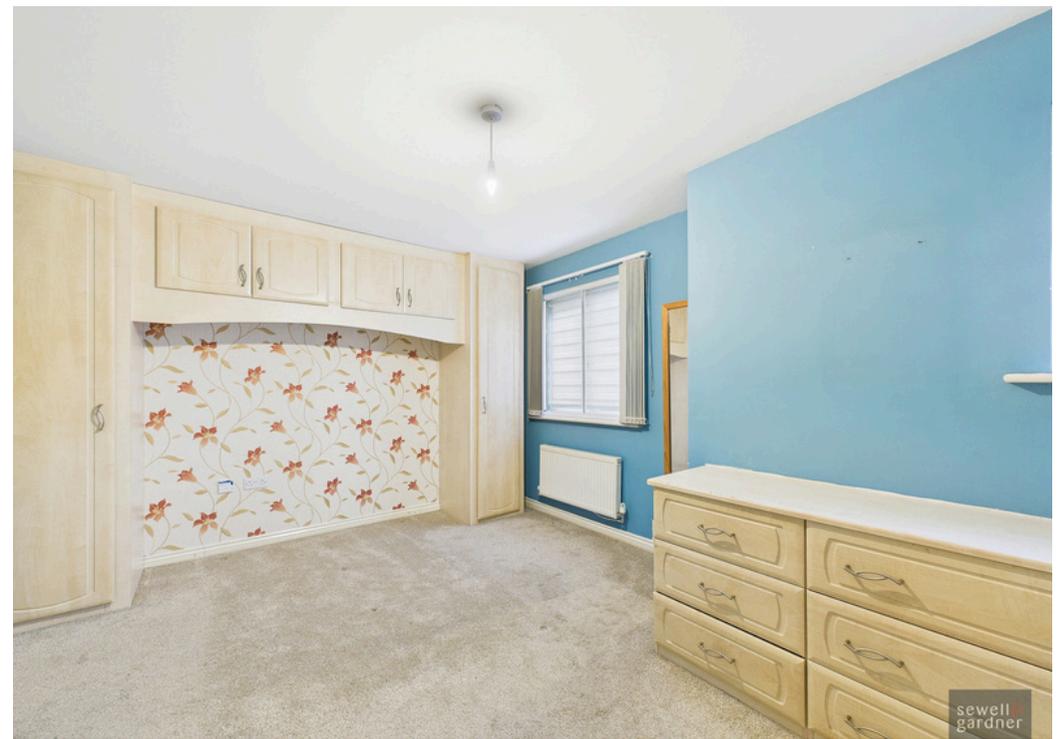
Ideally situated for commuters, the property offers easy access to the A41, M25, and M1. It is also within walking distance of Watford Boys Grammar School, Cassiobury Park (0.6 miles), and Watford Town Centre.





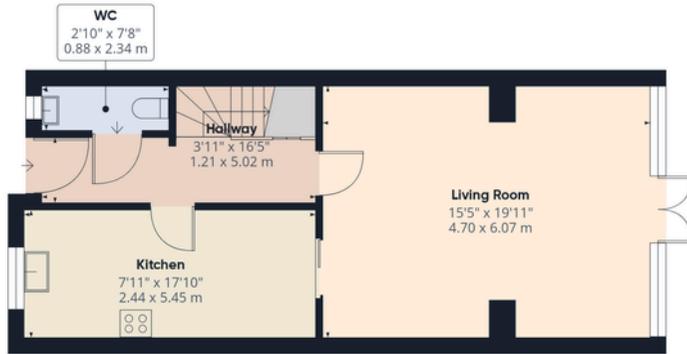
# Key features

- Four bedroom town house
- Short walk to Watford Boys Grammar School
- Fully integrated shaker style kitchen
- Well presented throughout
- Double garage
- Additional reception room over garage
- Close to Watford Metropolitan station
- Well-maintained rear garden

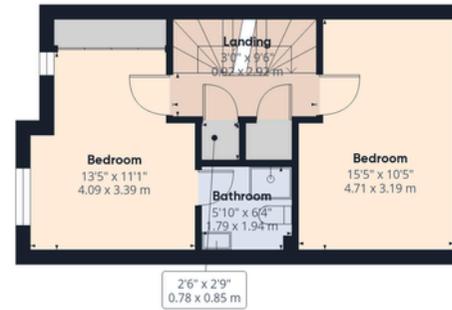




# Floorplan



Floor 0 Building 1



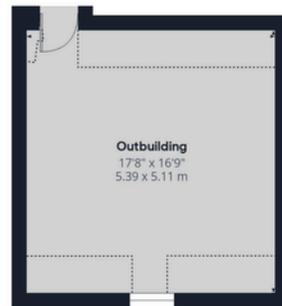
Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2



Floor 1 Building 2



**Approximate total area<sup>(1)</sup>**

1922 ft<sup>2</sup>  
178.5 m<sup>2</sup>

**Reduced headroom**

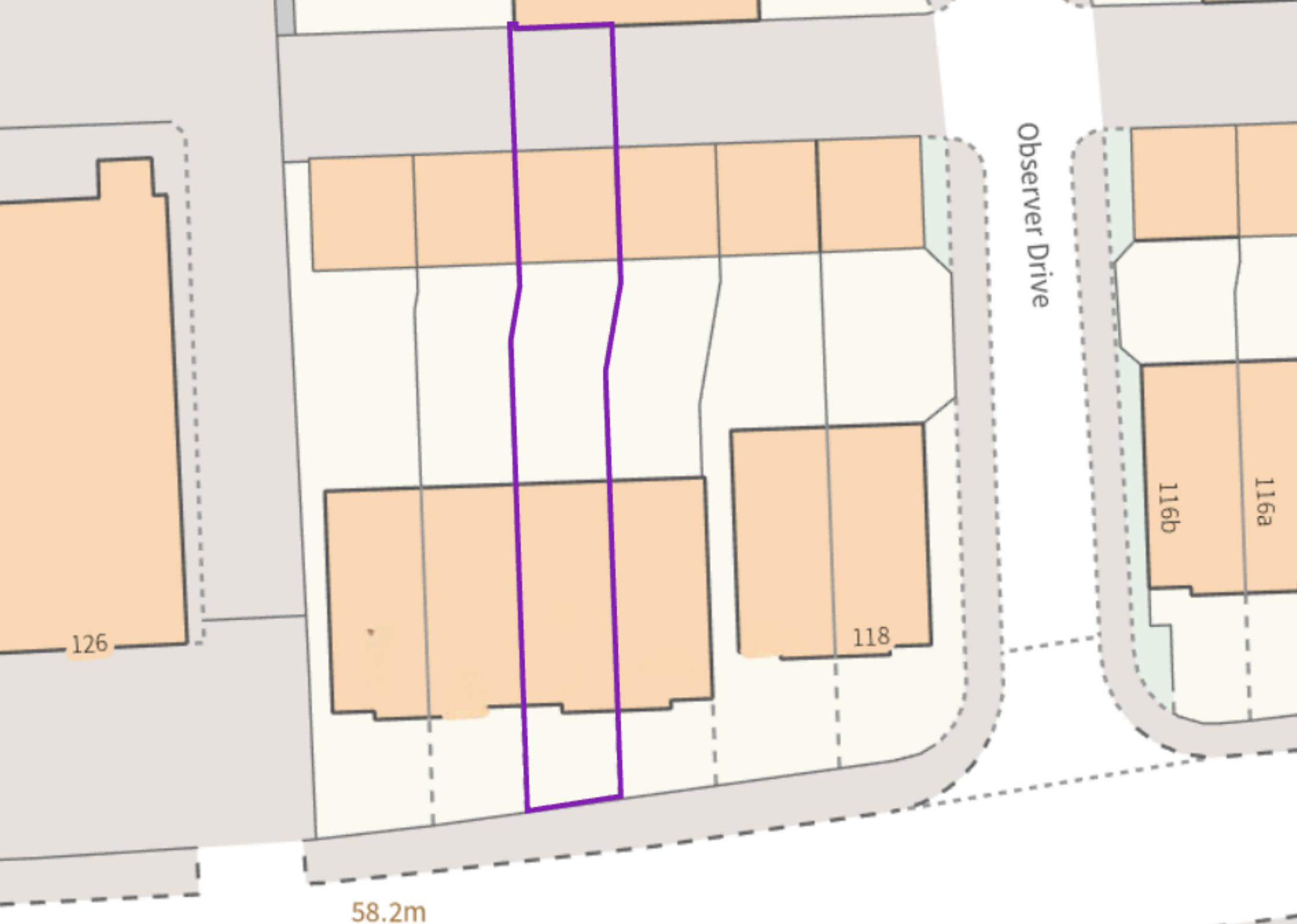
65 ft<sup>2</sup>  
6.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**



126

118

116b

116a

Observer Drive

58.2m





# Area Information

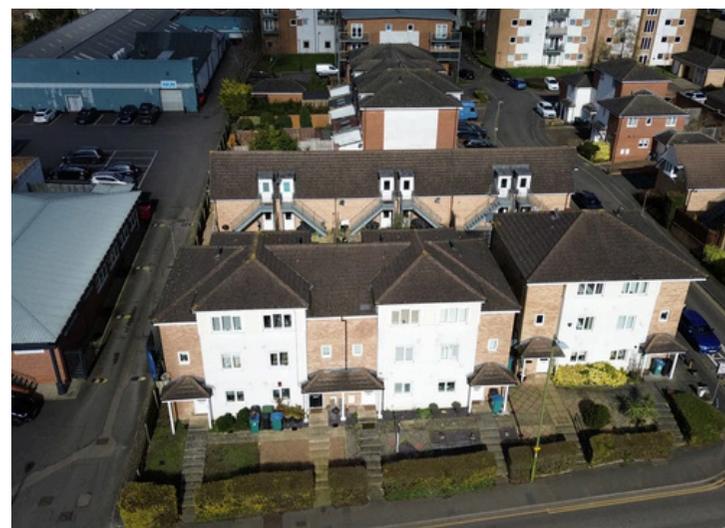
Watford Town Centre has transformed, with the redevelopment of the Atria shopping centre creating extra retail space, a large Cineworld IMAX cinema, leisure complex and a vibrant new restaurant hub. The area is surrounded by beautiful countryside with many locations to enjoy walking and cycling. A particular highlight is Cassiobury Park, one of the largest public parks in Hertfordshire, offering over 190 acres of green space, woodland trails, children's play areas, a miniature railway and open fields perfect for sports, picnics, and outdoor activities.

There is also a variety of other leisure facilities including golf, football, tennis and cricket. Many leisure and health clubs are close by providing swimming and sports facilities, and Watford is home to one of England's most luxurious golf courses at The Grove, Chandlers Cross.

Education in Watford is highly regarded, with schools such as Watford Grammar School for Boys and Watford Grammar School for Girls enjoying excellent reputations. Both schools consistently achieve strong academic results and offer a wide range of extracurricular opportunities, making them highly sought after by families in the area.

- 0.5 miles to Watford Junction Station
- 0.4 miles to Watford Town Centre
- Nearest Motorway: 2.8 miles to Junction 5 of the M1

Every care has been taken to ensure that the details in this brochure represent an accurate description of the property. However, we wish to inform prospective purchasers that these sales particulars are a general guide and none of the statements or dimensions should be relied upon as statements of representation or fact. Transparency of referral fees: We're legally required to inform you that we receive referral income from the following solicitors and surveyors up to the value of £150.00 per transaction; The Partnership, EMW Law, Hanney Dawkins & Jones, Archer Rusby Solicitors LLP, Woodward Surveyors Trend & Thomas Surveyors. For financial services we recommend Severn Financial and receive an average referral income of £260.00 per transaction. Although we recommend these companies because we believe they offer an excellent service, you are not under any obligation to use them.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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