

SHARE OF FREEHOLD



Apartment (EPC Rating: D)

WOODFORD ROAD, WATFORD, WD17  
1PA

£225,000



# 1 Bedroom Apartment located in Watford

Share of freehold one-bedroom ground floor property with its own entrance, off-street parking and private garden. Well-proportioned accommodation including a separate kitchen, reception room and useful basement space. Conveniently located on Woodford Road, a few minutes walk to Watford Junction.

Approached from Woodford Road, the property benefits from off-street parking and its own entrance, giving it a more private feel than a typical flat.

Stepping inside, you arrive into the central hallway, with stairs leading down to the basement and access through to the main living areas. To the front of the property is the reception room, measuring approximately 12'7" x 7'11" (3.84m x 2.42m).

Moving through, the kitchen sits to the rear, sized at around 12'4" x 6'2" (3.77m x 1.89m). It's a straightforward layout with good usable worktop space and direct access out towards the garden.

Beyond the kitchen is the bathroom, measuring approximately 8'10" x 6'2" (2.70m x 1.89m).

Back towards the front of the property, the bedroom is the largest room, coming in at 13'6" x 11'1" (4.13m x 3.37m). It's a generous double with enough space for wardrobes and additional furniture, making it a comfortable main bedroom.

The basement level provides useful additional space, measuring around 11'3" x 9'9" (3.43m x 2.96m).

Outside, the property benefits from its own

garden with the added advantage of off-street parking.

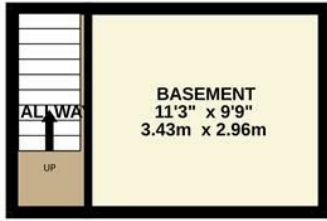
Tenure  
Share of Freehold.

The vendor has provided us with this information and we have seen no documented evidence to support this.

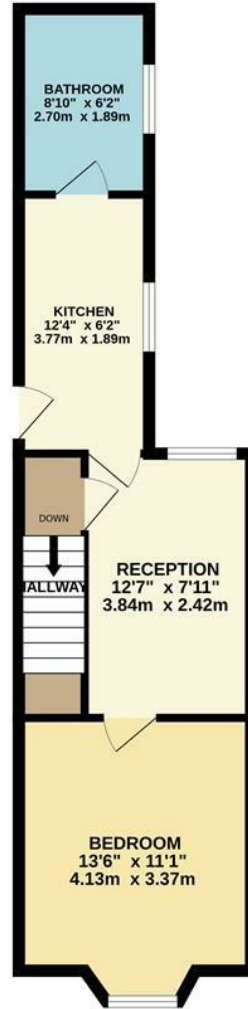


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BASEMENT  
145 sq.ft. (13.4 sq.m.) approx.



GROUND FLOOR  
411 sq.ft. (38.2 sq.m.) approx.



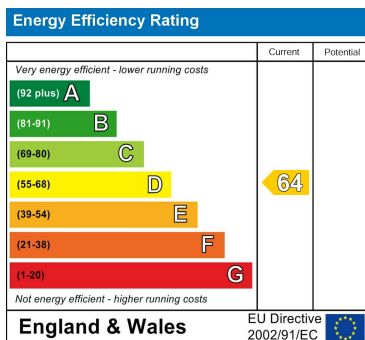
TOTAL FLOOR AREA: 556 sq.ft. (51.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Council Tax Band

**D**

Energy Performance Graph



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