Shetland House, Pioneer Way, Watford

£220,000

proffitt & holt

Shetland House, Pioneer Way

Watford

LONG LEASE A spacious two bedroom flat situated in a popular residential development in Watford, offered to the market with **no upper chain**. This second floor apartment benefits from generous living accommodation, communal grounds and residents' parking, making it an excellent opportunity for first-time buyers, downsizers or investors alike.

The property comprises a welcoming entrance hall, a spacious lounge/dining room with large windows allowing plenty of natural light, a fitted kitchen with ample storage and worktop space, two good-sized bedrooms and a family bathroom suite.

Externally, the development is surrounded by well-maintained communal gardens and offers a peaceful setting whilst remaining conveniently located for local amenities, transport links, Watford Girls Grammar School and Watford town centre.

Further benefits include double glazing, electric heating, ample storage and vacant possession.

Located within easy reach of local shops, schools and excellent transport connections including Watford General Hospital Station and Watford Metropolitan Line Station, the property also provides convenient access to the M1, M25 and A41.

Shetland House, Pioneer Way

Watford

West Watford is an area conveniently located for easy access to Watford Metropolitan Line station, highly regarded schooling and Watford Town Centre with its extensive shopping, transport, and entertainment facilities, including the Atria Watford Shopping & Leisure Centre, The Palace and Pumphouse theatres, Watford Colosseum, numerous restaurants and Watford Junction mainline station and Watford High Street (London Overground) station. For the road user, both the M1 and M25 motorways can be reached, typically, within a drive of ten minutes.

- Service Charge Includes: Water Rates, Building Insurance, Maintenance of Gardens and Internal Communal Areas
- Two Bedroom Flat
- Spacious Sitting/Dining Room
- Fitted Kitchen
- Communal Grounds
- Allocated Parking
- Close to Local Shops, Amenities and Transport Links
- Close to Watford Girls Grammar School
- Close to Watford General Hospital
- No Upper Chain

General Information

EPC - Energy Efficiency Rating: C

EPC – Environmental Impact Rating: B

Council Tax Band: C

Tenure: Leasehold

Services

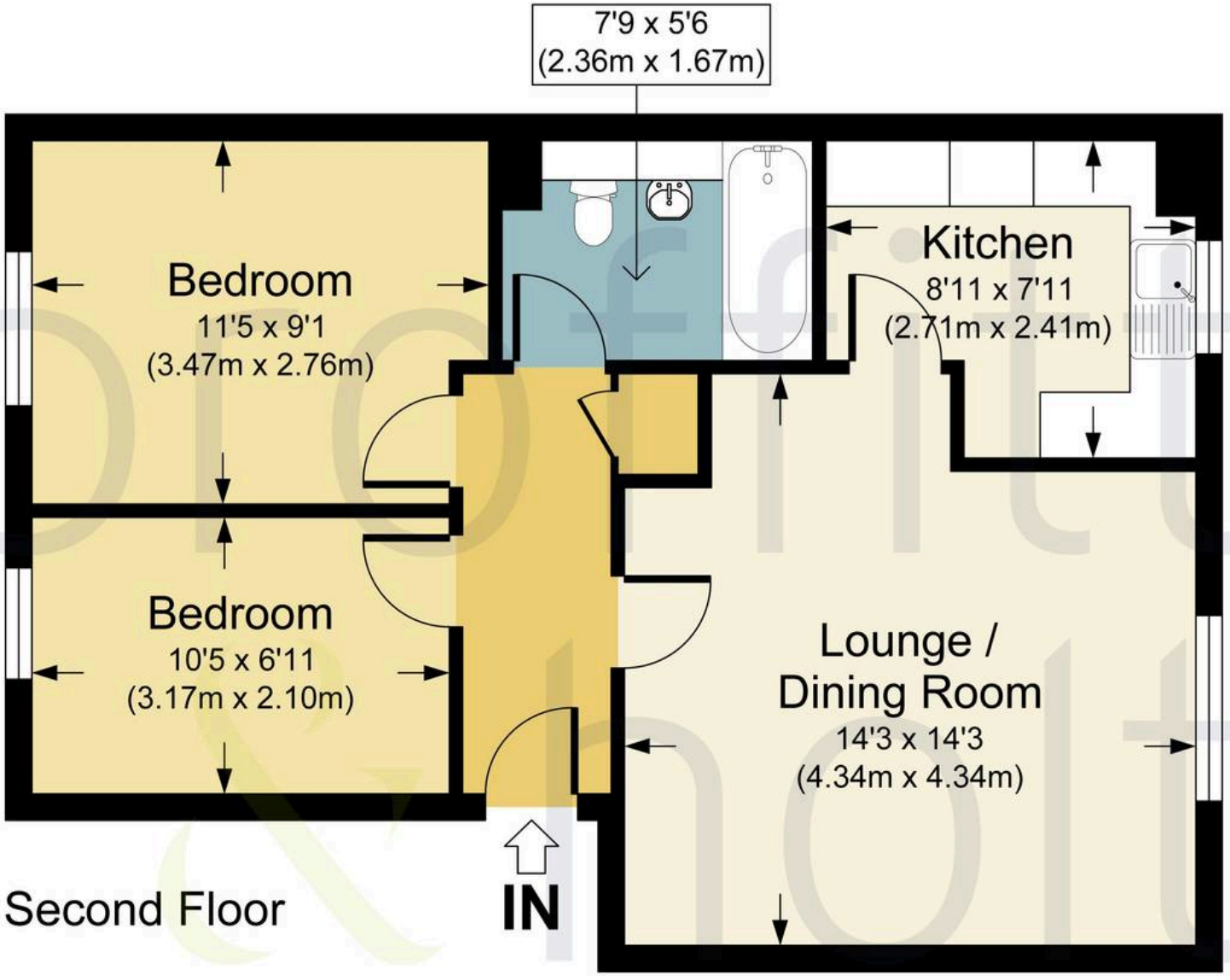
Mains electricity, water and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

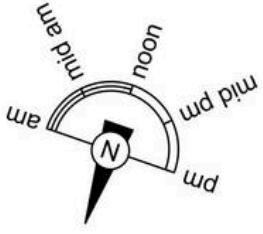
For broadband and mobile speeds see:

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.





SHETLAND HOUSE, WD18

APPROX. GROSS INTERNAL FLOOR AREA 525.70 SQ FT / 48.84 SQ M

PHOLTW: THIS IMAGE IS ILLUSTRATIVE ONLY - NOT TO SCALE: COPYRIGHT:THE IMAGE TAILOR LTD. 2026.

Proffitt & Holt - Watford

141 The Parade, High Street - WD17 1NA

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

The Property Ombudsman

arla | propertymark PROTECTED

naea | propertymark PROTECTED

THE GUILD PROPERTY PROFESSIONALS