



# The Beeches, Halsey Road, Watford

In Excess of £300,000

proffitt  
& holt





## The Beeches, Halsey Road

Watford

Proffitt & Holt are delighted to present this well-appointed two-bedroom second-floor flat, ideally situated in the heart of Watford town centre. Located within a sought-after gated development, this spacious property offers a blend of convenience, security, and modern living.

The accommodation comprises an entrance hall with a state-of-the-art video intercom entry system and generous storage, two well-proportioned double bedrooms, a bright and spacious living/dining room, a separate kitchen with appliances, and a well-appointed bathroom. Additionally, residents benefit from access to a large boarded loft, providing excellent additional storage.

The development offers allocated and guest parking, as well as well-maintained communal areas. A key feature of this property is the gated pedestrian access, which provides direct entry onto Watford High Street, ensuring immediate access to a wealth of shops, restaurants, and transport links. **SOLD WITH NO UPPER CHAIN.**

Early viewing is highly recommended. For further details or to arrange a viewing, please contact Proffitt & Holt.

Council Tax Band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C





## The Beeches, Halsey Road

Watford

Watford Town Centre provides extensive shopping, transport, and entertainment facilities, including the Harlequin Watford Shopping & Leisure Centre, The Palace and Pumphouse theatres, Watford Colosseum, and numerous restaurants.

For the road user, both the M1 and M25 motorways can be reached, typically, within a drive of five/ten minutes. Watford Metropolitan Line station and Watford Junction mainline station provide fast and frequent services into London.

- Two Double Bedrooms
- Second Floor Flat
- Central Location
- Close to Local Amenities
- Allocated and Guest Parking
- Gated Development
- Use of boarded Loft Space
- Newly Fitted Carpets in the Communal Area
- State-of-the-art Video Intercom Entry System
- No Upper Chain





## 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:

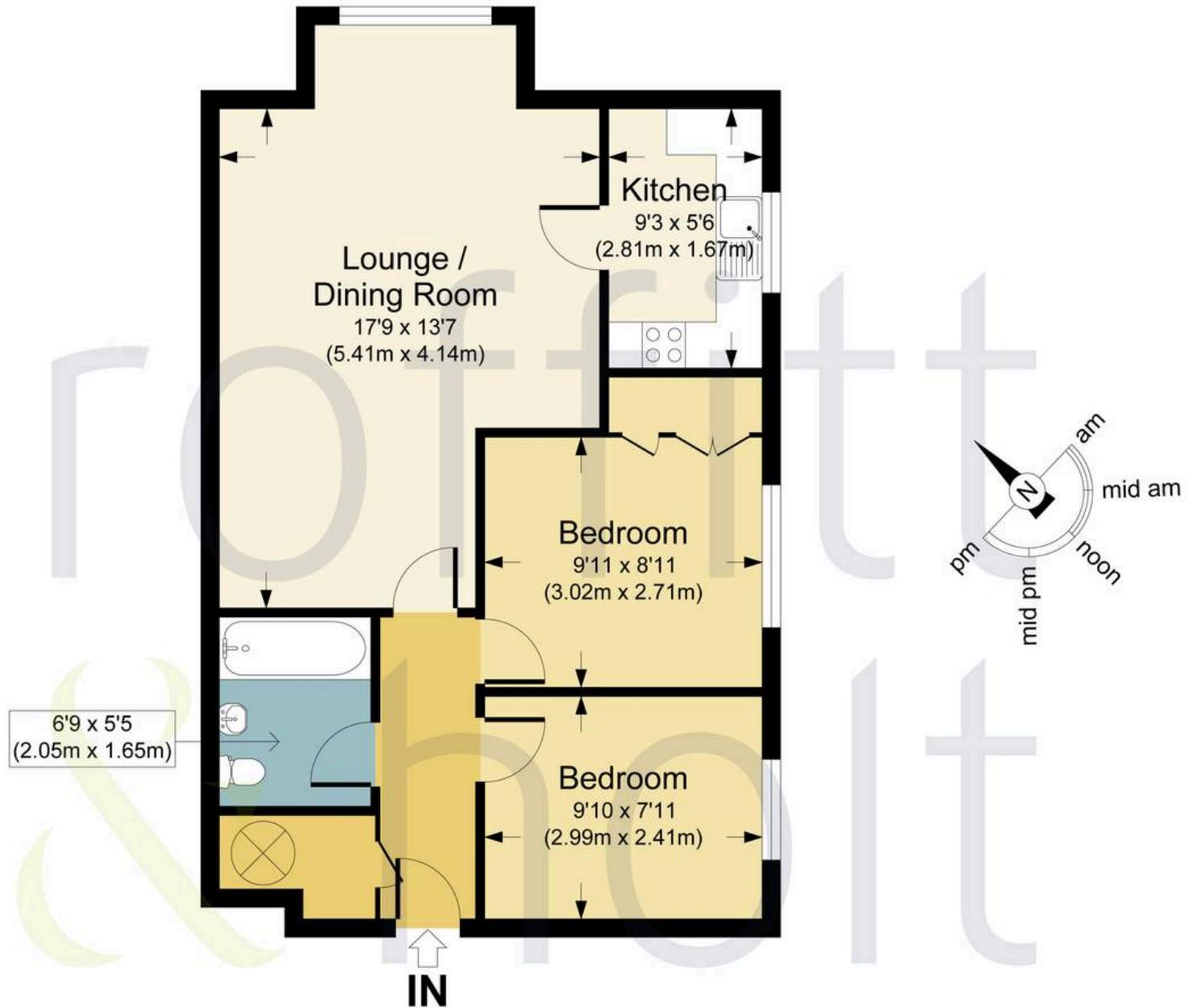
<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

### Fixtures and Fittings

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







**Second Floor**

**THE BEECHES, WD18**

APPROX. GROSS INTERNAL FLOOR AREA 576.83 SQ FT / 53.59 SQ M

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## Proffitt & Holt – Watford

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