

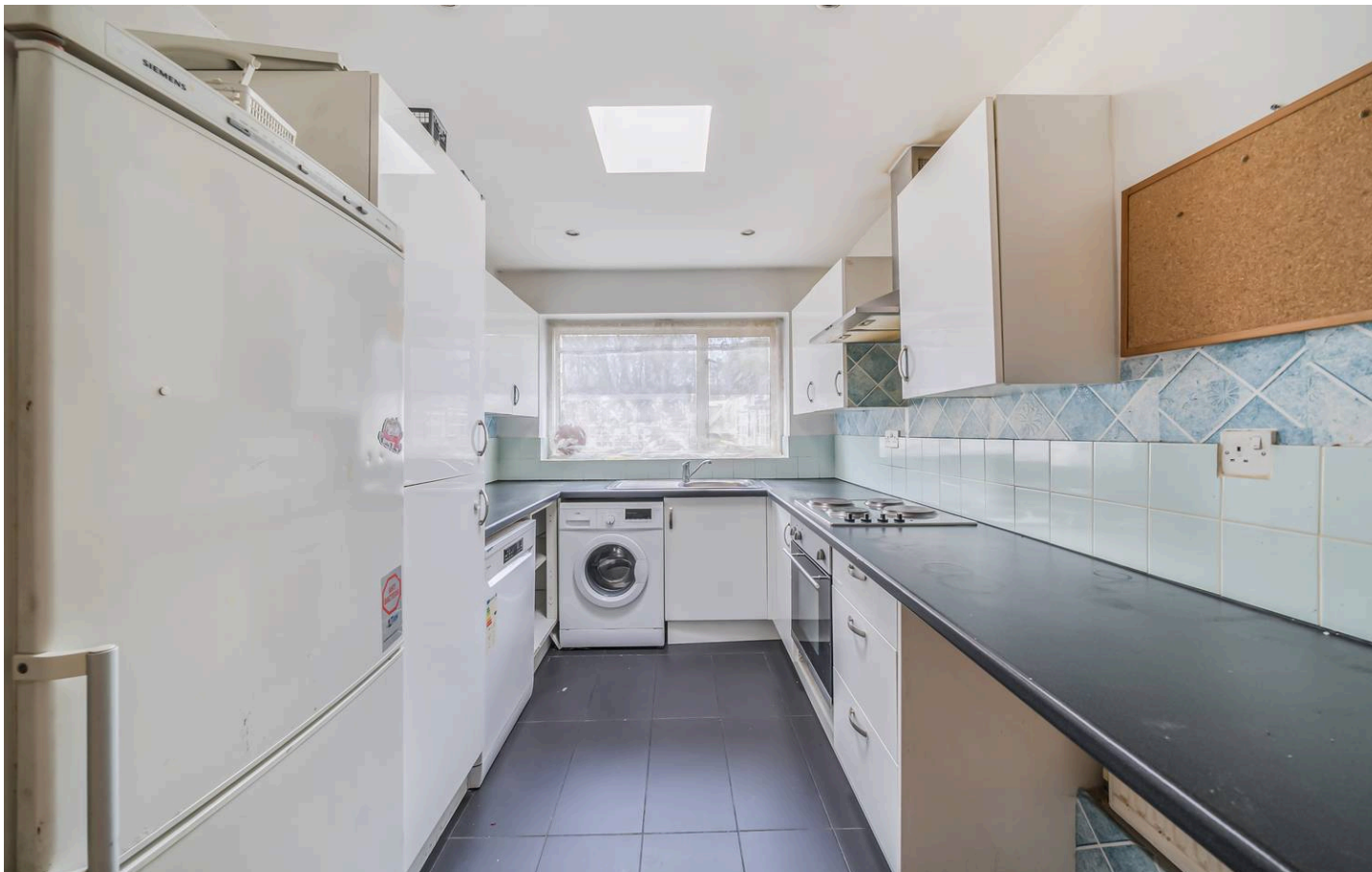


**Neal Street, Watford, WD18 0AX**

Guide Price **£395,000** | Freehold



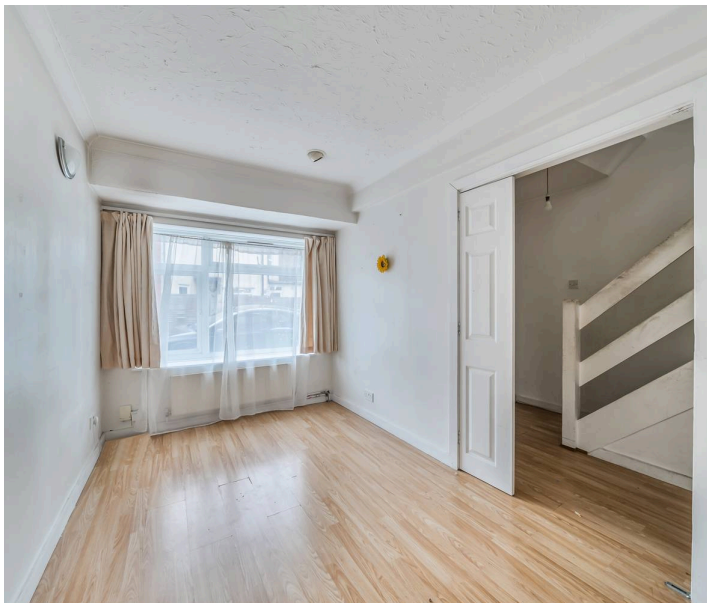
**LAWRENCE RAND**



## Key Features & Description:

- Charming and well-presented two-bedroom home in a peaceful residential neighbourhood
- Bright and inviting living room
- Large windows providing excellent natural light throughout
- Separate kitchen
- Spacious master bedroom
- Versatile second bedroom ideal for a guest room, study, or home office
- Private outdoor area perfect for relaxing or entertaining
- Walking distance away from Watford Grammar School For Girls
- Chain Free Sale

Set in a popular residential location and offered chain-free, this two-bedroom terraced home presents an excellent opportunity for buyers looking for a well-located property they can truly make their own. Inside, you're welcomed by a bright and comfortable reception room, ideal for relaxing or entertaining. This flows through to a generous kitchen/dining space with direct access to the rear garden—perfect for everyday living and family meals. The layout offers real flexibility and potential for updating or reconfiguring to suit your lifestyle and taste. Upstairs, there are two well-proportioned bedrooms, including a spacious main bedroom overlooking the front, along with a family bathroom. Outside, the private rear garden provides a blank canvas along with a handy storage shed adds practical everyday convenience. Presented with care by Lawrence Rand - helping you find the place you'll love to call home.





Located on Neal Street in the heart of WD18, you'll enjoy easy access to Watford's shops, cafés, and amenities, as well as Watford Metropolitan Line Station and Watford High Street Station, making commuting straightforward. The area's excellent school options further enhance the home's appeal.

**Verified Information:**

Council Tax band: C, Local Authority: Watford Borough

Energy Performance Certificate (EPC) Rating: C

**Suppliers:**

Electricity supply: Mains, Water supply: Mains water, Sewerage: Mains

Heating: Gas central heating

**Broadband & mobile coverage:**

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent





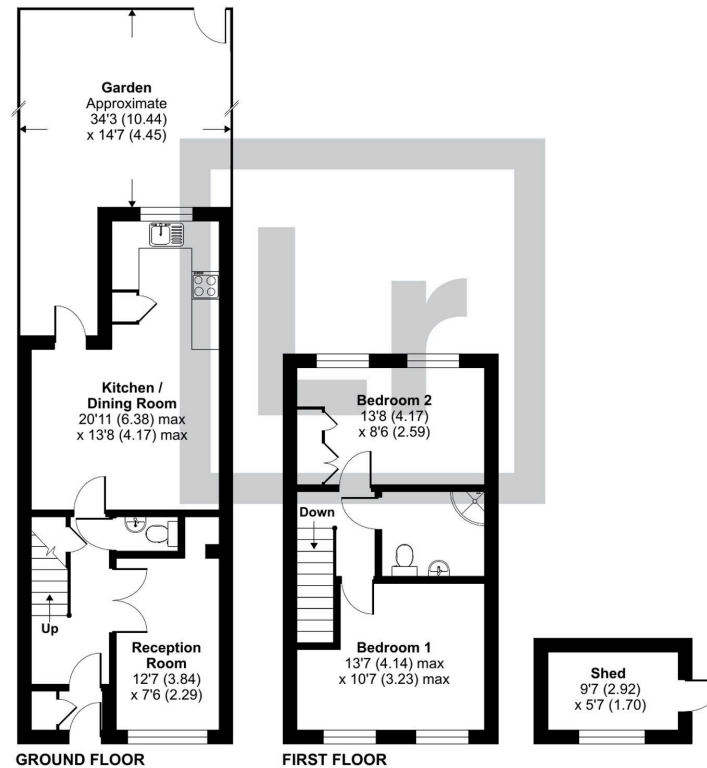
## Neal Street, Watford, WD18

Approximate Area = 811 sq ft / 75.3 sq m

Outbuilding = 54 sq ft / 5 sq m

Total = 865 sq ft / 80.3 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Lawrence Rand. REF: 1382836

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