



Coopers Mews, (Off High Elms Lane), Watford

In Excess of £600,000

proffitt
& holt





Coopers Mews

Watford



LOCATED MOMENTS FROM THE HIGHLY REGARDED PARMITERS SCHOOL

Set within a small, privately accessed historic residential complex moments from Parmiter's School, this beautifully renovated three-bedroom family home offers something increasingly rare: genuine seclusion without sacrificing convenience.

The accommodation has been fully renovated throughout and flows naturally over two floors – from a welcoming entrance hall into a spacious dual-aspect living room and generous kitchen/dining room, designed as much for relaxed family life as for entertaining. Upstairs, three well-proportioned bedrooms, including two excellent doubles, are served by a family bathroom and an en-suite shower room; both finished with anti-fog mirrors and Japanese-style toilets for a touch of luxury.

Outside, a private patio and two allocated parking spaces provide practical everyday ease. The development's centrepiece, however, is a beautifully manicured Victorian walled garden – an exclusive residents' amenity that feels entirely removed from the world beyond its walls. The expansive lawn is a natural playground for children, while the sheltered surroundings lend themselves equally to lazy summer afternoons, neighbourly gatherings, and family entertaining.

There is a genuine sense of community here. Children walk to Parmiter's School together, play freely in the enclosed garden into the long summer evenings, and neighbours actually know one another – a quality of life that is quietly extraordinary for a location so well connected to local shops, parks, and transport links.

Offered with a complete upper chain, allowing buyers to proceed with confidence and certainty.

Early viewing is strongly recommended.

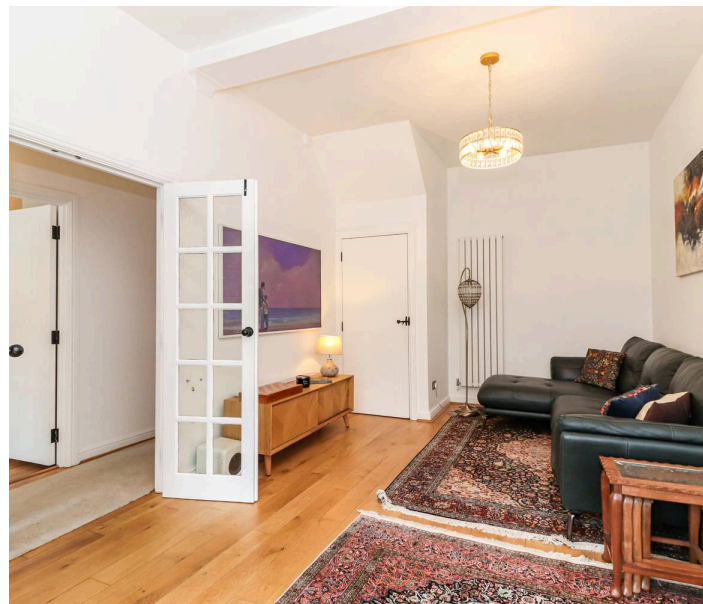


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The property is close to both Leavesden and Woodside parks, and with the residential area of Leavesden being close to Abbots Langley where its High Street has a number of shops catering for most daily requirements. For a more comprehensive range of shopping facilities and amenities, the larger towns of Watford and Hemel Hempstead are within approximately three miles drive. For the commuter, both Kings Langley mainline station and Watford Junction provide a service to London, Euston and Junction 20 of the M25 is approximately a distance of two miles.

- Beautifully Presented Family Home
- Three Bedrooms
- Two Bathrooms
- Tucked Away, Quiet location
- Allocated Parking For Two Cars Plus Visitor Parking
- Complete Upper Chain Already in Place
- Private Patio
- Beautiful Communal Gardens
- LOCATED MOMENTS FROM HIGHLY REGARDED PARMITERS SCHOOL
- Close to Local Shops and Transport Links





General Information

EPC – Energy Efficiency Rating: C

Council Tax Band: E

Tenure: Freehold

Services

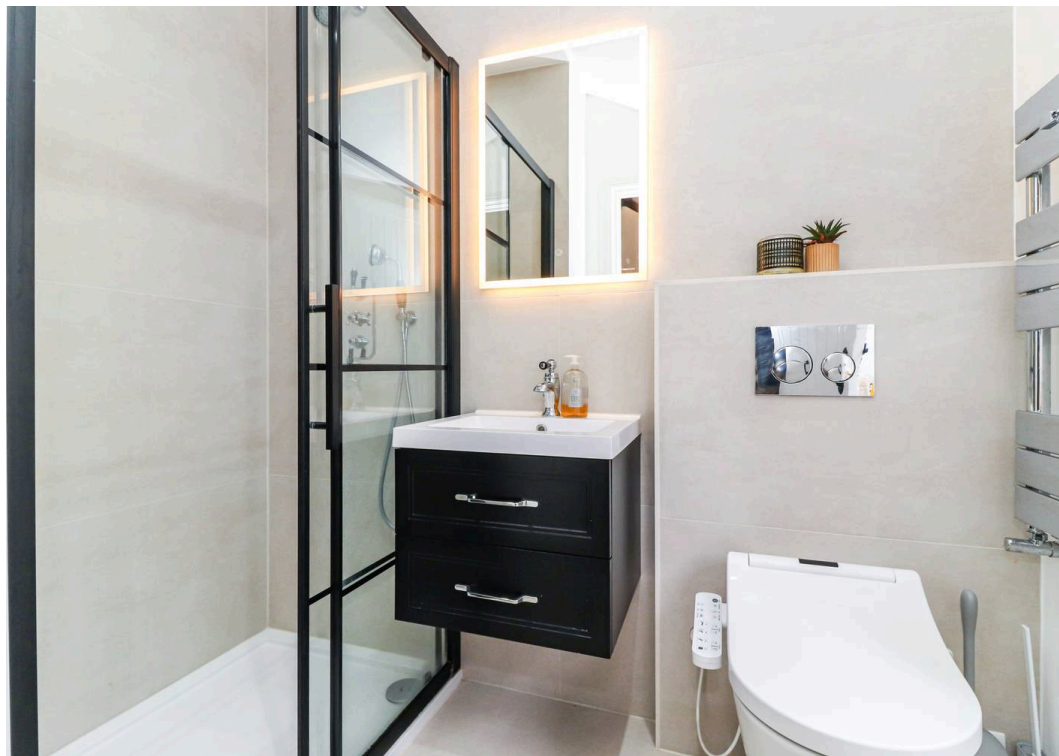
Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

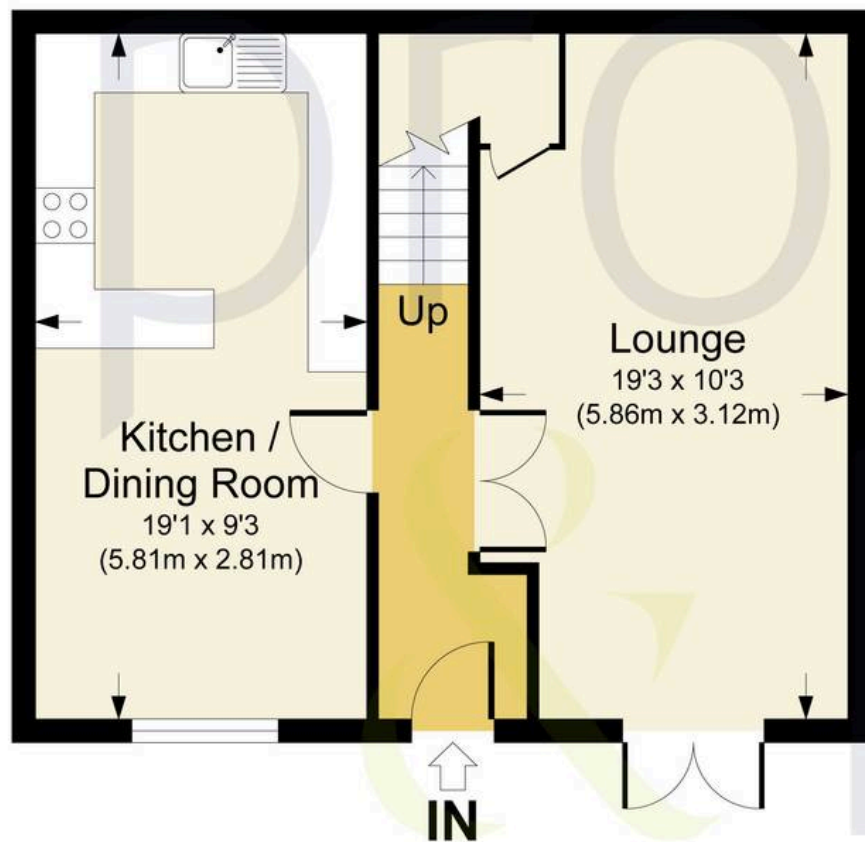
For broadband and mobile speeds see:

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

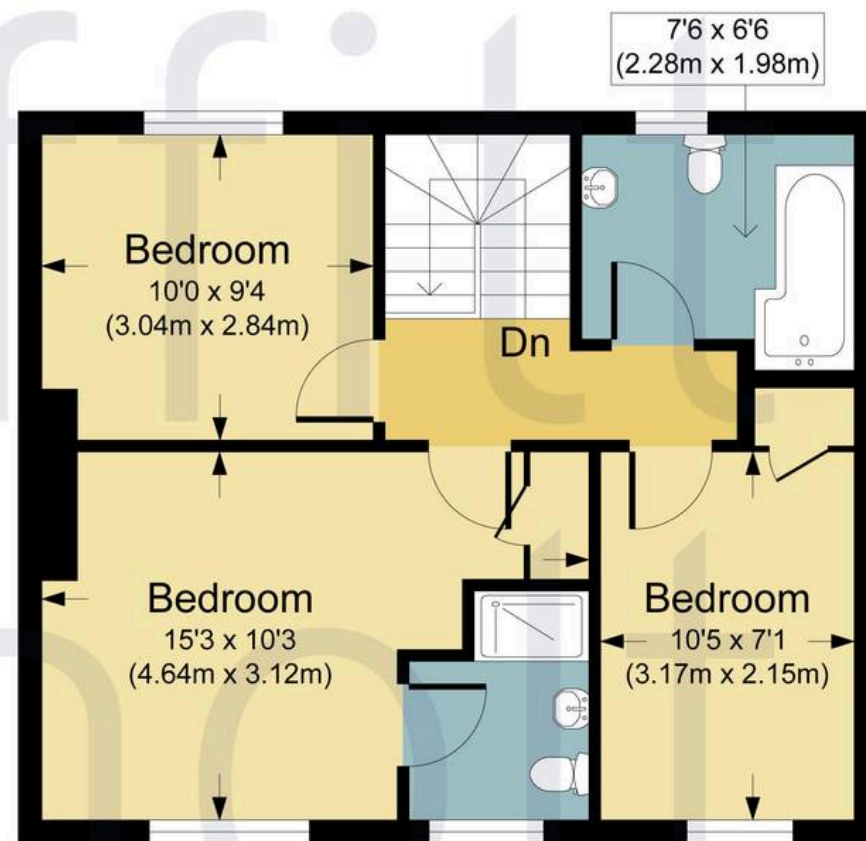
Fixtures and Fittings

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





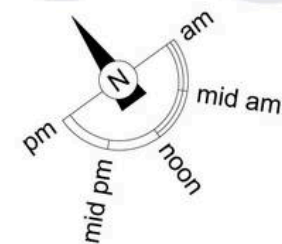
Ground Floor



First Floor

COOPERS MEWS, WD25

APPROX. GROSS INTERNAL FLOOR AREA 908.04 SQ FT / 84.36 SQ M
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