



Sheepcot Drive, Garston, Watford

Guide Price £800,000

proffitt  
& holt





## Sheepcot Drive

Garston, Watford



This beautifully presented detached family home offers spacious and versatile accommodation throughout, perfectly suited to modern family living. Thoughtfully extended and well maintained, the property combines stylish interiors with generous living space and a fantastic rear garden.

At the heart of the home is a superb open-plan kitchen/dining area, featuring a range of fitted units and quality appliances, all complemented by ample space for dining and entertaining. This flows seamlessly into a bright and expansive family/living area with large bi-folding doors opening onto the garden, creating an ideal indoor-outdoor lifestyle.

In addition, the property benefits from a separate reception room, providing a cosy yet elegant space to relax. There is a utility room which leads directly into the integral garage plus a downstairs WC/wet room which completes the downstairs accommodation of this fabulous home. Upstairs, there are four well-proportioned bedrooms, all presented to a high standard, along with modern bathroom facilities.

Externally, the property boasts a generous and well-maintained rear garden, mainly laid to lawn with an established pond and a patio area and pergola, which is ideal for outdoor dining and entertaining. In addition, there is a large and useful garden workshop. To the front, there is a large driveway providing off-street parking and access to the garage.

Located in a sought-after residential area, the property is conveniently positioned for local amenities, reputable schools, and excellent transport links.



## Sheepcot Drive

Garston, Watford



Garston is situated on the north side of Watford and has several schools, parks, local amenities, and links to the major motorways. Garston train station with the Abbey Line service runs between St Albans and Watford Junction, which in turn provides fast and frequent services into London, Euston. 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 commuter, both the M1 and M25 motorways are within, typically, a drive of five/ten minutes.

- Detached Family Home
- Four Bedrooms
- Family Bathroom and Separate Shower Room
- Spacious and Versatile Accommodation
- Stunning Open-Plan Kitchen/Dining/Family Room
- Two Reception Rooms
- Large Enclosed Rear Garden
- Driveway Parking
- Integral Garage
- Close to Good Schools and Local Amenities





## General Information

EPC - Energy Efficiency Rating: D

Council Tax Band: F

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

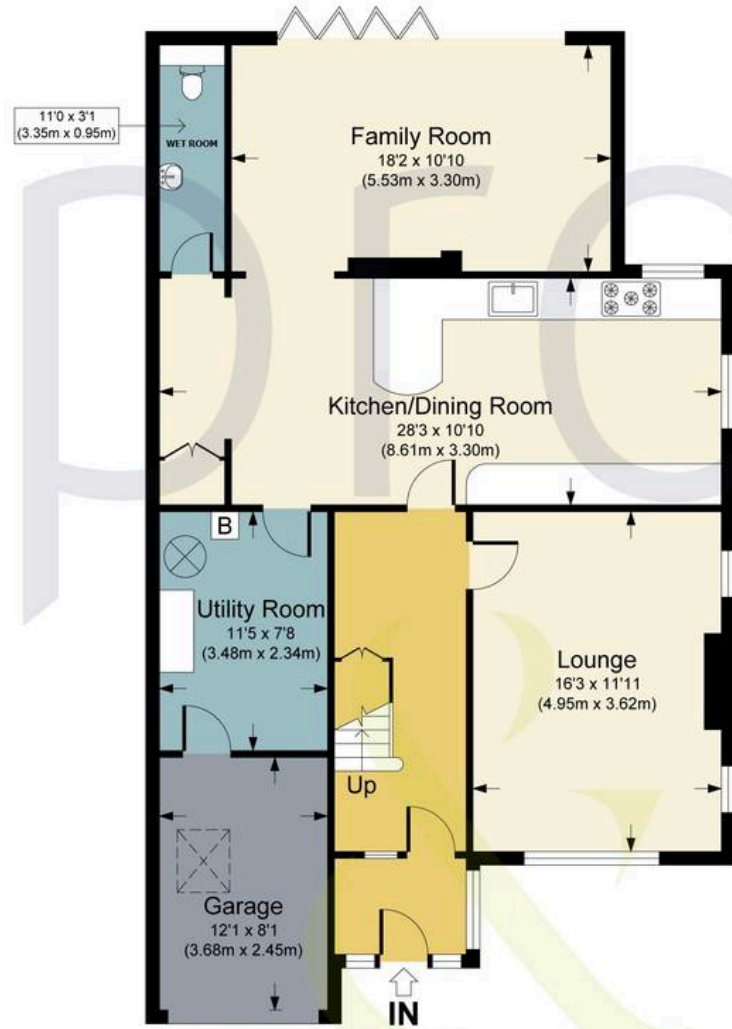
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.







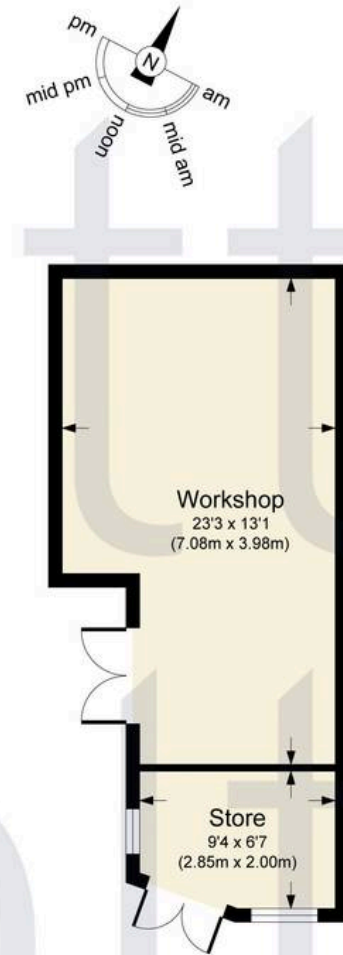




Ground Floor



First Floor



Outbuilding

SHEEPCOT DRIVE, WD25

APPROX. GROSS INTERNAL FLOOR AREA 2086.04 SQ FT / 193.80 SQ M. INC. OUTBUILDING

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## Proffitt & Holt – Watford

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