



MOHIT JHANJI

exp[®] UK

@ mohit.jhanji@exp.uk.com

🌐 mohitjhanji.exp.uk.com

☎ 07908 220 299

Church Road, Watford

Guide Price £600,000

3 2 1



- Please Quote MJ1246
- Two Spacious Double Bedrooms & 1 Single
- Walking Distance To Watford Junction Station
- Beautifully Landscaped Garden With Fountain
- Ideal For Families And Couples
- Gated Detached Property In Prime Central Watford Location
- Bespoke-Built Design With High-Quality Finish
- Private Driveway And Secure Entrance
- Excellent Access To Local Schools, Shops, And Amenities
- Guide Price £600,000-£700,000





Approximate Gross Internal Area = 94.08 sq m / 1013 sq ft
 Home office Room = 8.36 sq m / 90 sq ft
 Store Rooms = 5.53 sq m / 60 sq ft
 Total = 107.97 sq m / 1163 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.

Stunning 3-Bedroom Gated Detached Home – Church Road, Watford

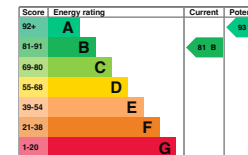
Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

16/06/2025, 10:05

Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
 the average energy score is 60

<https://find-energy-certificate.service.gov.uk/energy-certificates/0258-3810-7644-9951-1762/plan.html>

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