



St. Albans Road, Watford

£665,000

proffitt
& holt





St. Albans Road

Watford

A three bedroom detached family home offering well-proportioned accommodation, a driveway providing parking for multiple cars and a particularly impressive rear garden extending to over 45 metres in length. Offered for sale with **no upper chain**, the property also provides an excellent opportunity for buyers looking for a home with generous outdoor space.

The ground floor begins with an enclosed porch leading into the front lounge, with the accommodation continuing through to a central hallway. From here, there is a useful guest cloakroom and access through to the open-plan kitchen-diner, providing a practical space for both everyday family life and entertaining. Doors from the dining area lead directly onto the rear garden.

Upstairs are three good-sized bedrooms, along with the family bathroom.

Outside, the property benefits from a driveway to the front providing parking for multiple vehicles, while the real highlight is the substantial rear garden, which extends to over 45 metres and offers considerable space for families, keen gardeners or those looking to create additional outdoor entertaining areas.

With its detached position, generous garden, three good-sized bedrooms and no upper chain, this is a property that is well worth viewing.





St. Albans Road



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 (Abbey Line between St Albans & Watford Junction, the latter 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. M1 and M25 motorways are within a drive of approximately five minutes.



- Three bedrooms
- Detached house
- 45m+ rear garden
- No upper chain
- Driveway parking
- Open-plan kitchen-diner
- Guest cloakroom
- Three good-sized bedrooms
- Excellent family home



General Information

EPC – Energy Efficiency Rating: D

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.

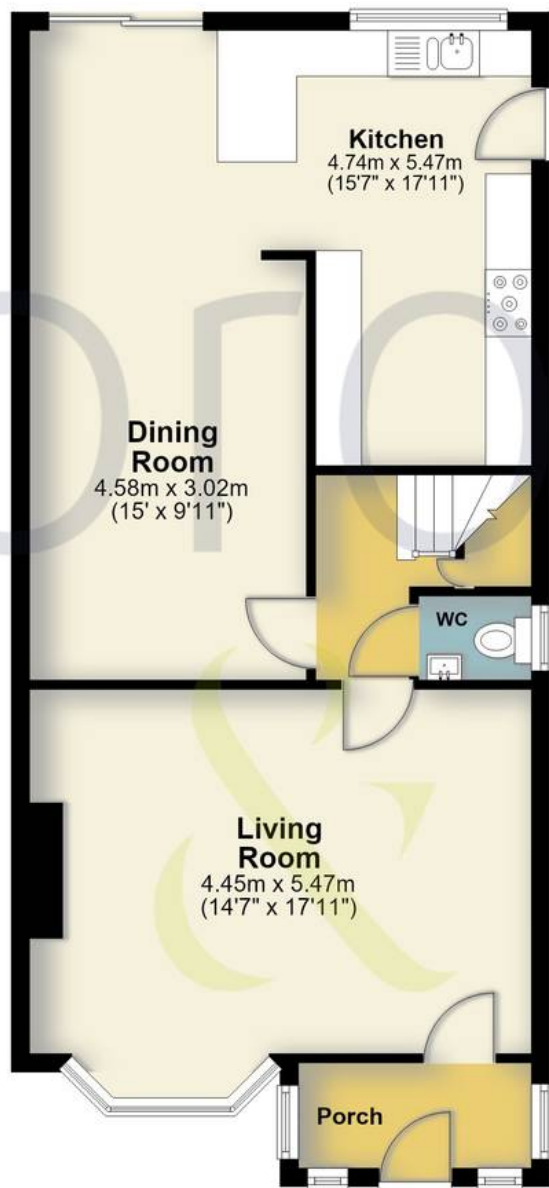






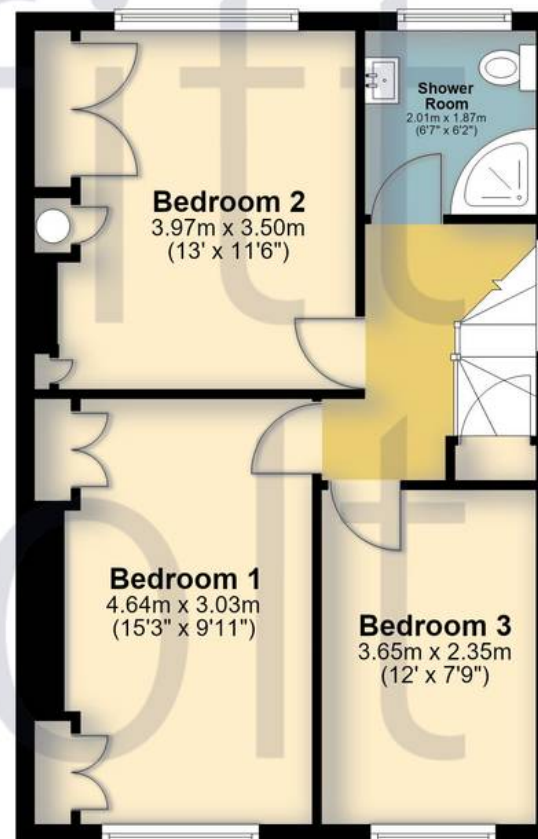
Ground Floor

Approx. 64.4 sq. metres (693.7 sq. feet)



First Floor

Approx. 47.6 sq. metres (511.8 sq. feet)



Total area: approx. 112.0 sq. metres (1205.6 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - Unauthorised reproduction prohibited.

Plan produced using PlanUp.





Proffitt & Holt – Watford

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