Estcourt Road, Watford

Guide Price **£260,000**

proffitt & holt

Estcourt Road

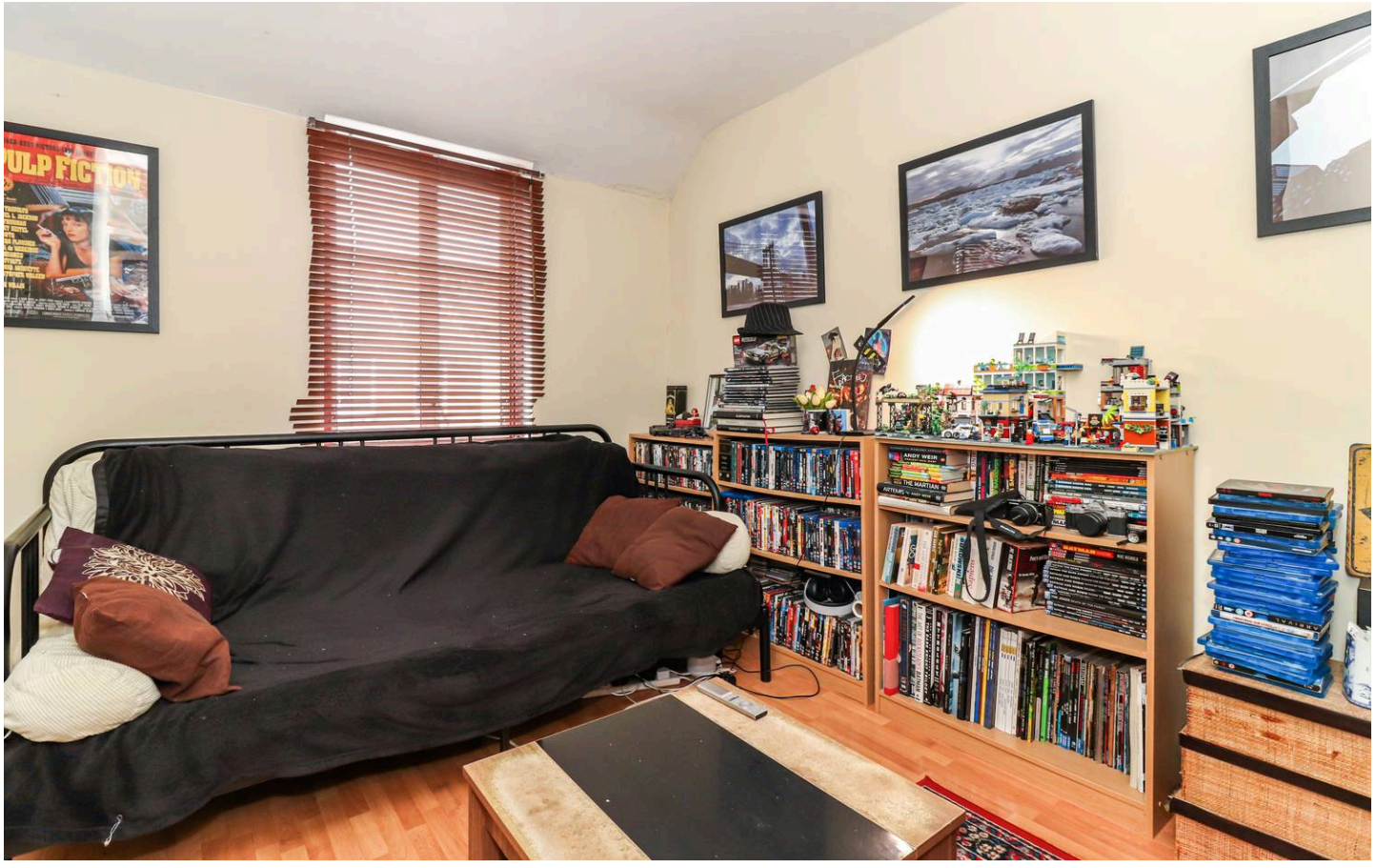
Watford

Ideally situated just a 5-minute walk from Watford Junction station and Watford town centre, this spacious self-contained two bedroom duplex apartment with private off-street parking, offers an excellent opportunity for first time buyers, commuters, or investors alike.

The property provides well-proportioned accommodation throughout, including a bright and comfortable living area, separate kitchen, two bedrooms (one which is located in the loft space) and bathroom facilities. While requiring a degree of updating, the flat offers fantastic potential for buyers looking to personalise and add value.

Further benefit includes access to a communal garden, providing useful outdoor space rarely found in such a convenient central location.

Perfectly positioned close to a wide range of shops, restaurants, amenities, and excellent transport links into London, this property combines convenience with exciting potential on a quiet residential street.

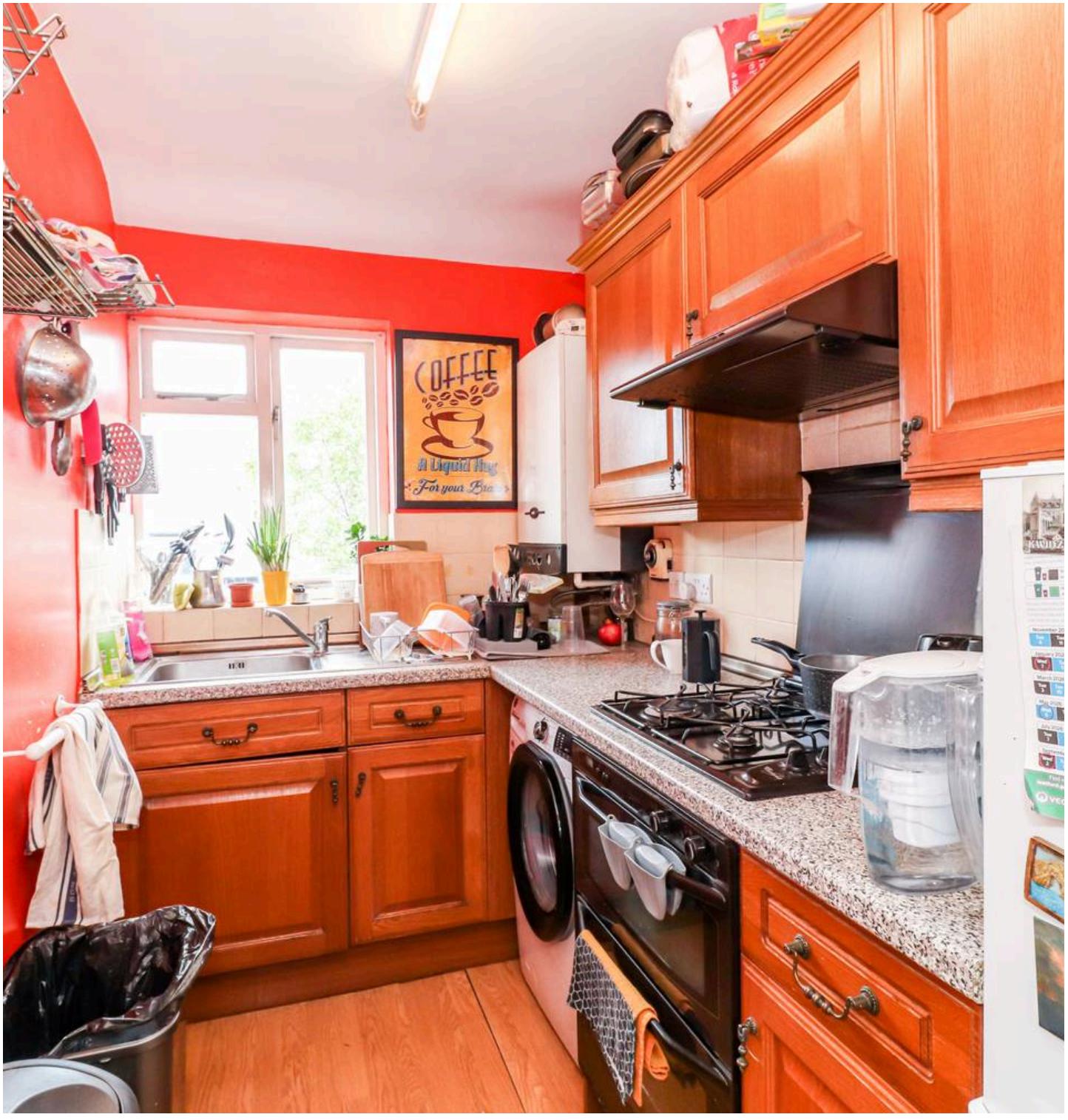


Estcourt Road

Watford

Estcourt Road is conveniently situated just a 5-minute walk from Watford Junction Station with its fast services to Euston (approximately 20 mins), and similarly a 5-minute walk to Watford town centre which 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 user, both the M1 and M25 motorways can be reached, typically, within a drive of five/ten minutes.

- Spacious Self-Contained Duplex Flat
- Two Bedrooms
- Separate Kitchen
- Spacious Sitting Room
- Communal Garden
- Private Parking (no permit required)
- Located just a 5-minute walk from Watford Junction Station
- Ideal First-Time Buyer or Investment Opportunity
- Requires some Modernisation
- No Upper Chain



General Information

Council Tax Band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

Services

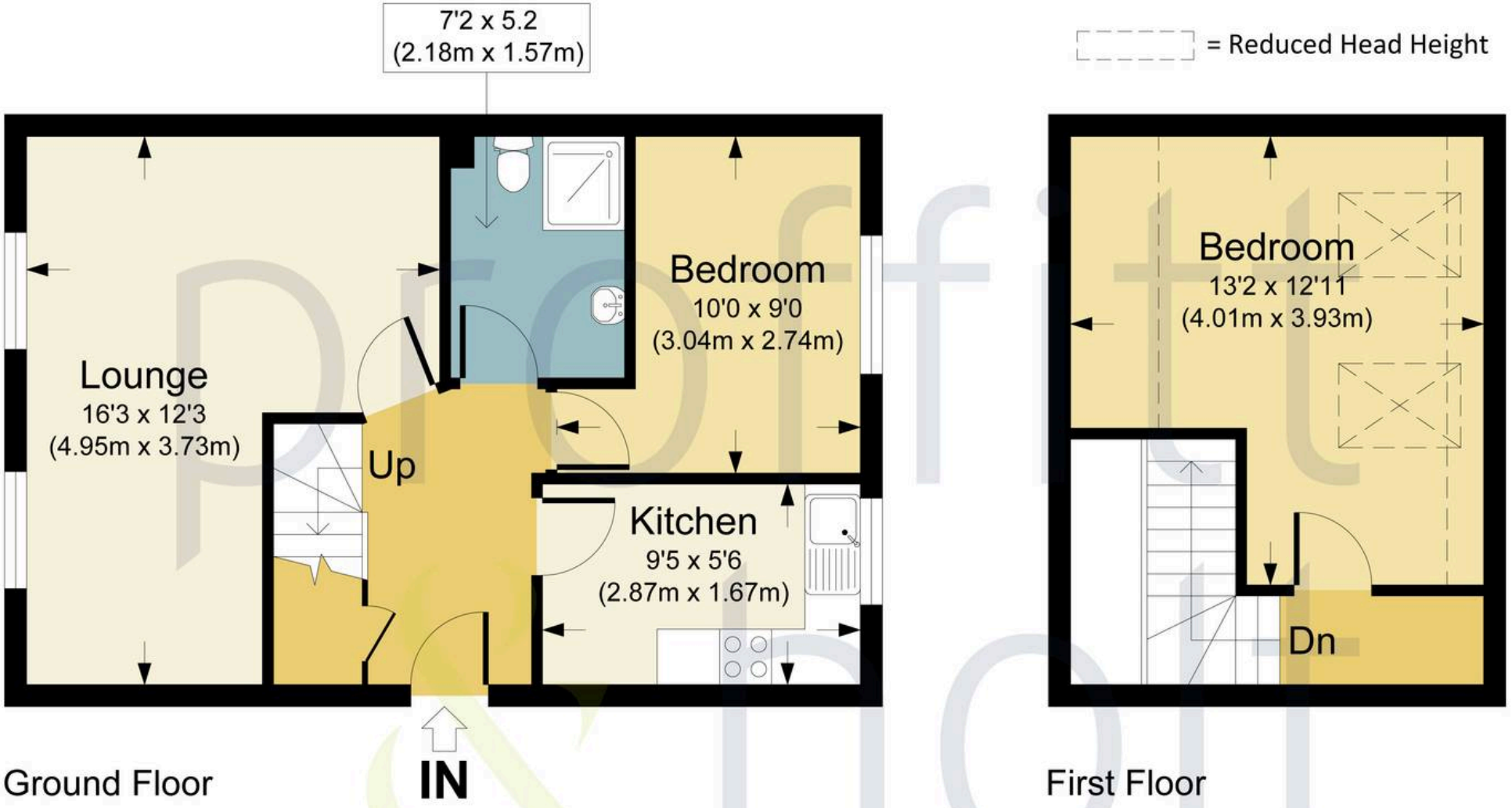
Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

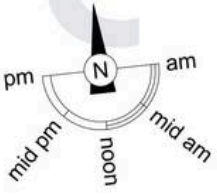
For broadband and mobile speeds see:

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.





ESTCOURT ROAD, WD17

APPROX. GROSS INTERNAL FLOOR AREA 599.98 SQ FT / 55.74 SQ M.

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Proffitt & Holt - Watford

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