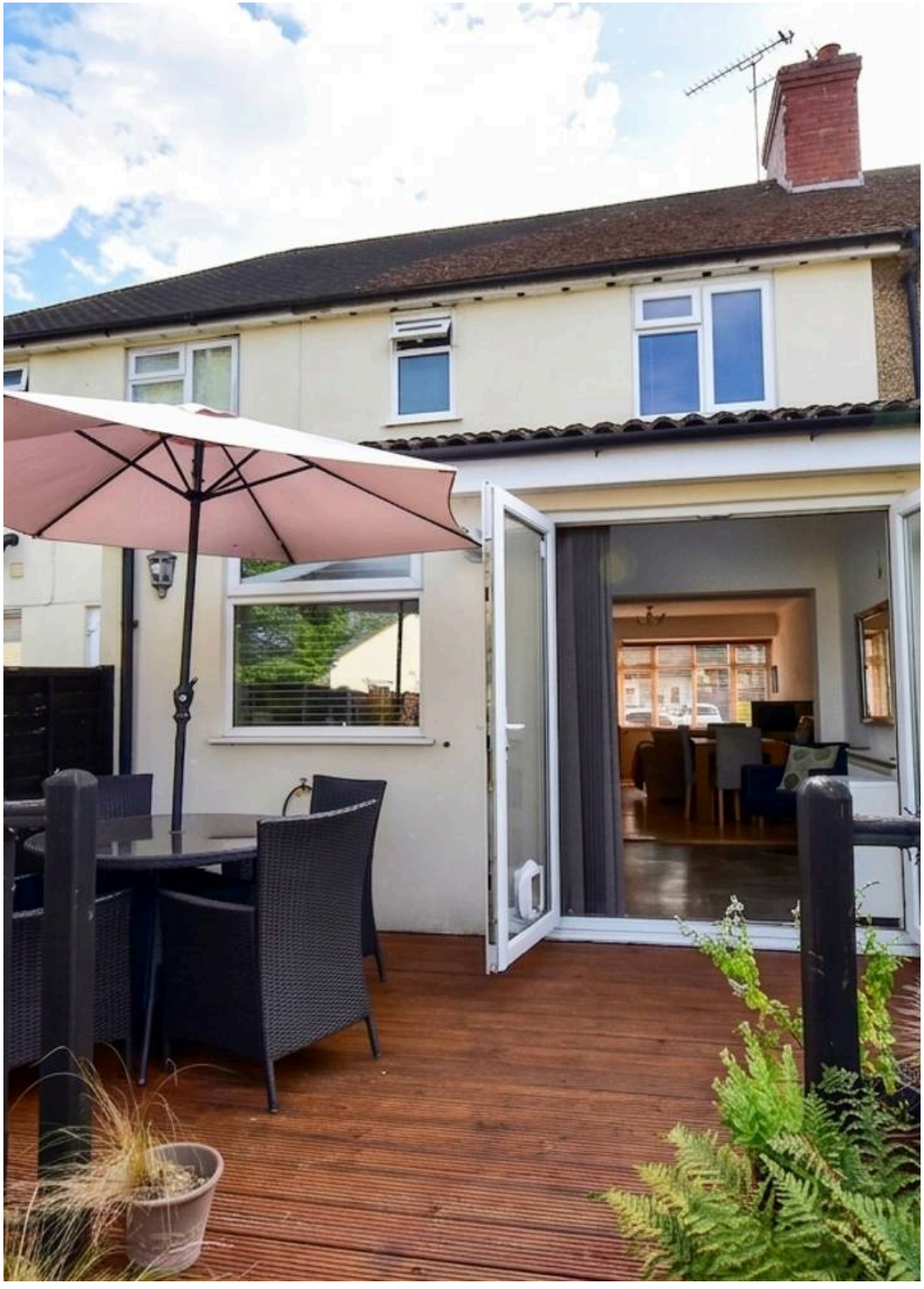


Briar Road, Watford

In Excess of **£450,000**

proffitt & holt



Briar Road

Watford

We are delighted to introduce this beautifully presented two-bedroom mid-terraced house, ideally situated within the highly sought-after Kingswood Development.

The accommodation itself is spacious and thoughtfully arranged, offering a welcoming and comfortable environment that is sure to appeal to a wide range of buyers.

As you step inside, you are greeted by a bright entrance hall that leads into the heart of the home. The ground floor has been thoughtfully extended, creating a generous open-plan living and dining area that is perfect for both relaxing and entertaining. The re-fitted kitchen is a particular highlight, featuring contemporary units, quality appliances, and ample workspace, making it a pleasure for any home chef. Upstairs, you will find two well-proportioned bedrooms, each with a light and airy feel, providing peaceful retreats at the end of the day. The modern bathroom has been finished to a high standard, offering both style and functionality.

This property is immaculately presented throughout, with tasteful décor and quality flooring, ensuring you can move straight in and start enjoying your new home from day one. Further benefits include excellent storage solutions and a private garage, providing secure parking or additional space for hobbies and belongings. The location is second to none, with excellent transport links close by, making commuting and travel exceptionally convenient. The Kingswood Development is well regarded for its community feel and proximity to local amenities, including shops, schools, and leisure facilities, all within easy reach.

Viewing is highly recommended to fully appreciate the quality and space on offer in this superb home.







Briar Road

Watford

Kingswood residential area is located on the north side of Watford and benefits from Kingsway Junior & Nursery Schools, local shops and amenities and is approximately one mile from Garston station with the Abbey Line service between St Albans and Watford Junction, and two miles from Watford Town Centre, with its excellent shopping, entertainment, and transport facilities. The property is also well-located for easy access to the motorway network, with both the M1 and M25 motorways within, typically, a drive of five/ten minutes. Watford Junction station provides fast and frequent services into London, Euston.

- Two Bedrooms
- Sought After Location
- Garage
- Extended to the Ground Floor
- Re Fitted Kitchen
- Landscaped and Low Maintenance Rear Garden
- Kingswood Development
- Excellent Transport Links
- Well Presented Throughout
- Downstairs WC



General Information

EPC - Energy Efficiency Rating: D

EPC – Environmental Impact Rating: D

Council Tax Band: D

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

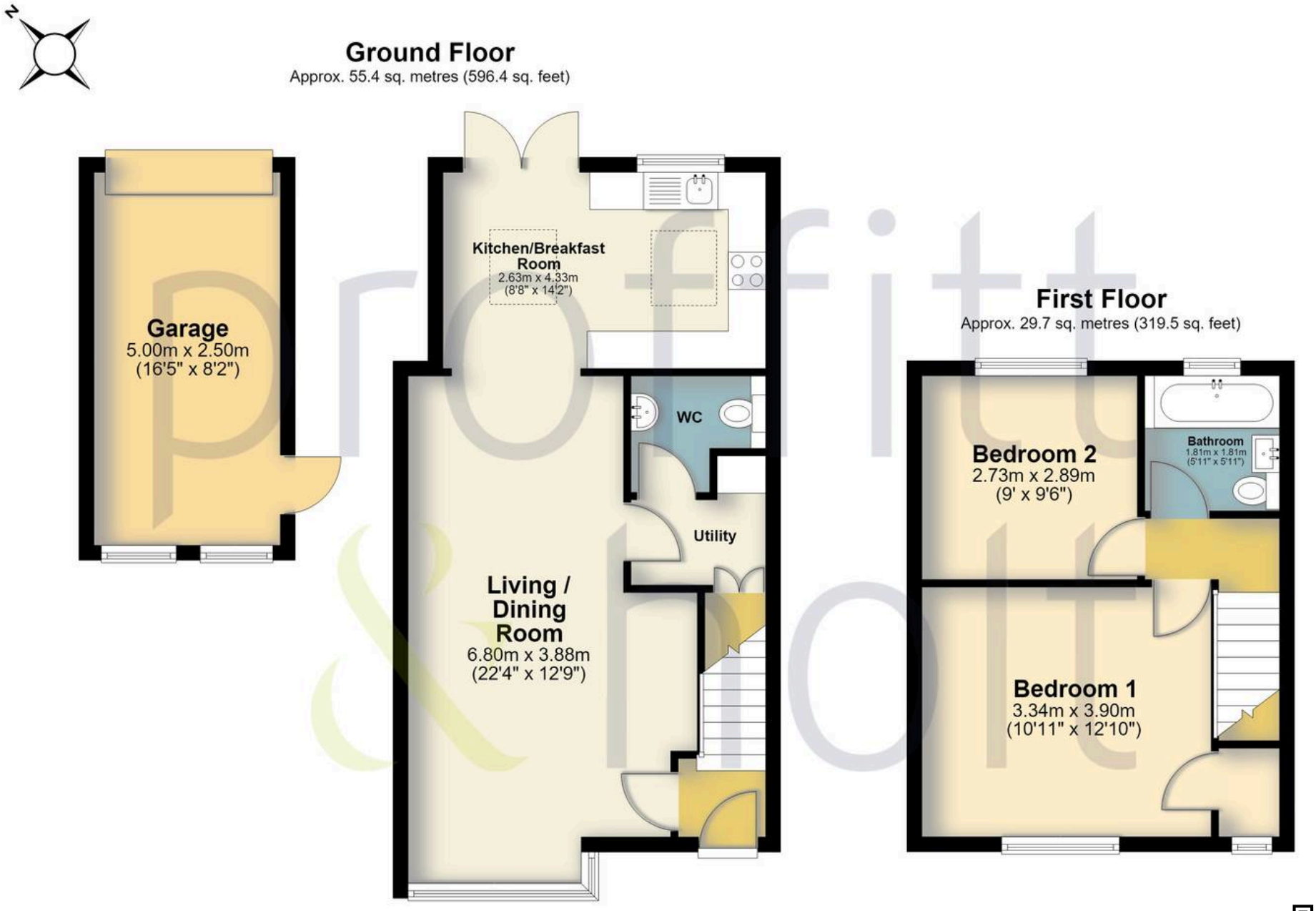
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.











Total area: approx. 85.1 sq. metres (915.9 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

141 The Parade, High Street - WD17 1NA

01923 222522 • street@proffitt-holt.co.uk • www.proffitt-holt.co.uk/

The Property Ombudsman

arla | propertymark PROTECTED

naea | propertymark PROTECTED

THE GUILD PROPERTY PROFESSIONALS