



61 Durban Road West, Watford, Hertfordshire, WD18 7DR
Guide Price: £840,000 Freehold

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About the property

A large family home located within very easy reach of good schools including both Watford Grammar School for boys and Watford Grammar School for girls. The property itself has good room sizes throughout and offers the potential to put your own stamp on the property.

Arranged over four floors you will find five double bedrooms, three reception rooms, two bathrooms, fitted kitchen, utility room and a basement which is ideal for storage. There is also a well-kept rear garden.

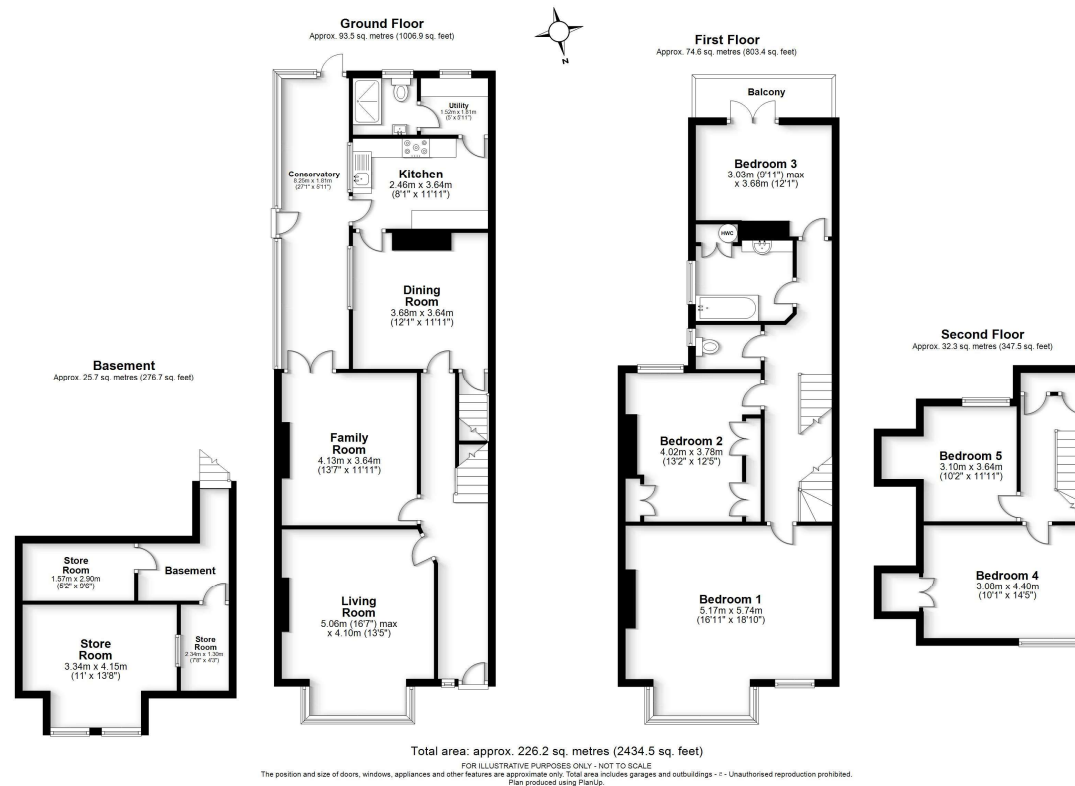
If you are looking for a good size family home with flexible living, then call us now to book a viewing.



- Edwardian family home
- Within easy reach of local facilities

- Nearby to good schools
- Five double bedrooms

- Well-kept rear garden
- Utility room



To view this property, contact us on-

T: 01923 776400 E: sgsales@sewellgardner.com

165-167 High Street, Rickmansworth, WD3 1AY



Area Information

Watford is a great place to live, there are plenty of open spaces and it has a good sense of community. Central London is accessible in less than 20 minutes and access to the countryside is just as easy.

The area is surrounded by some beautiful open spaces including Cassiobury Park which offers 190 acres of open grass and woodland with sports facilities, kids' attractions and a nature reserve.

There are many leisure & health clubs a short distance away providing various sports facilities and Watford is home to one of England's most luxurious golf courses at The Grove, Chandlers Cross. The Grove is a world leading hotel boasting three top restaurants and an award-winning spa.

The Watford shopping centre is home to many shops, restaurants, bars and a large Cineworld Imax cinema, leisure complex and a vibrant new restaurant hub.

Local Authority: Watford Borough Council

Council Tax: E

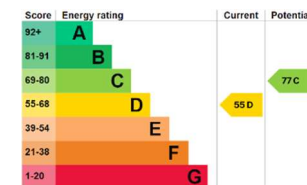
Approximate floor area: 2,435 sq ft

Tenure: Freehold

Nearest Station: Watford Metropolitan Station, 0.6 miles

Distance to Town Centre: Atria Shopping Centre, 0.7 miles

Nearest Motorway: 2.6 miles to M1



Every care has been taken to ensure that the details in this brochure represent an accurate description of the property. However, we wish to inform prospective purchasers that these sales particulars are a general guide and none of the statements or dimensions should be relied upon as statements of representation or fact. Transparency of referral fees: We're legally required to inform you that we receive referral income from the following solicitors and surveyors up to the value of £125.00 per transaction; Archer Rusby Solicitors LLP, Taylor Walton Solicitors, Hanney Dawkins & Jones Solicitors, New Homes Law, Edwards Willoby & Loch, Woodward Surveyors & Trend & Thomas Surveyors. For financial services we recommend Severn Financial from which we don't take a referral fee but one of our directors does have a vested interest in the business. We also recommend Meridian Mortgages and receive an average referral income of £288.40 per transaction. Although we recommend these companies because we believe they offer an excellent service, you are not under any obligation to use them.

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