



Gladstone Road, Watford, Hertfordshire, WD17 2RA

Offers Over: £599,999 Freehold

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# About the property

Discover this expansive 1,790 sq ft 6 bedroom semi-detached residence ideally positioned for Watford town centre and Watford Junction station. Impeccably presented, this home boasts flexible living spaces, including an open-plan kitchen, dining, and sitting area on the lower ground floor seamlessly connected to a generous rear garden with a decked sitting area. On the ground, first and second floors are six double bedrooms complemented by two family bathrooms, while the principal bedroom on the top floor features an en-suite for added luxury. With double glazing and central heating throughout, this home ensures year-round comfort. Arrange an internal viewing to fully appreciate the spaciousness and premium features of this property.

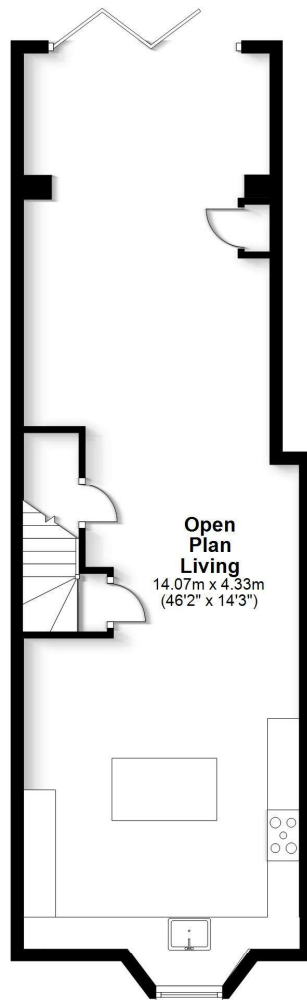


- Six double bedrooms
- Stunning condition

- Well-kept garden
- Walking distance to town centre

- Fully fitted kitchen
- Close to Watford Junction Station

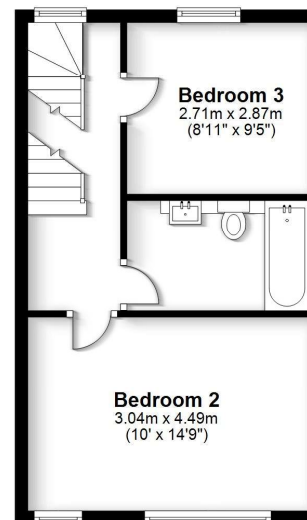
**Lower Ground Floor**  
Approx. 58.9 sq. metres (633.7 sq. feet)



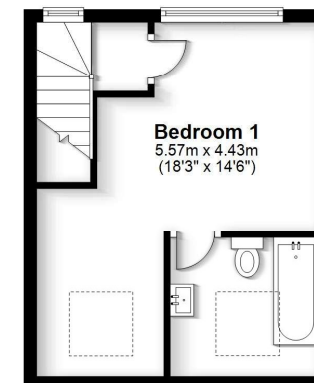
**Ground Floor**  
Approx. 48.7 sq. metres (524.0 sq. feet)



**First Floor**  
Approx. 34.2 sq. metres (368.1 sq. feet)



**Second Floor**  
Approx. 24.6 sq. metres (265.1 sq. feet)



Total area: approx. 166.4 sq. metres (1790.9 sq. feet)

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The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - © My Home Property Marketing - Unauthorised reproduction prohibited.  
Plan produced using PlanUp.

To view this property, contact us on-

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## Area Information

Watford is a desirable location for many as it offers an ideal balance of urban and rural living. With a vibrant town centre and excellent transport links into London combined with plenty of green space, Watford offers the best of both worlds.

Watford Town Centre has a variety of entertainment and retail options, including a big shopping centre, large Cineworld Imax cinema and a vibrant restaurant hub. There are also various sports facilities including golf, football, tennis and cricket and many leisure & health clubs close by. Notably, Watford is home to one of England's most luxurious golf courses at The Grove, Chandlers Cross. Watford is surrounded by some beautiful countryside with many locations to enjoy walking and cycling. Cassiobury Park is a popular attraction, being the largest public open space in Watford with over 190 acres of green space catering for all ages, including sports facilities, kids' attractions & a nature reserve.

Local Authority: Three Rivers District Council

Council Tax: C

Approximate floor area: 1790.9 sq ft

Tenure: Freehold

Nearest Station: 0.6 miles to Watford Junction

Distance to Town Centre: 0.3 miles to Watford

Nearest Motorway: 1.8 mile to M1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 £150.00 per transaction; Archer Rusby Solicitors LLP, Taylor Walton Solicitors, Hanney Dawkins & Jones Solicitors, The Partnership, Woodward Surveyors & Trend & Thomas Surveyors. For financial services we recommend Severn Financial from which we take a referral fee of up to £300 plus one of our directors does have a vested interest in the business. 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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