



Southsea Avenue, Watford

In Excess of £475,000

proffitt  
& holt







## Southsea Avenue

Watford

Proffitt and Holt are delighted to bring to market this well-presented three-bedroom period property, offering a seamless blend of classic architecture and modern amenities, situated in a highly desirable area.

The property features a spacious open plan living and dining area, providing an ideal space for both entertaining and day-to-day living. This area benefits from ample natural light, enhancing the welcoming atmosphere of the home. The refitted kitchen is designed with functionality and style in mind, equipped with modern appliances, generous storage options, and high-quality finishes. Adjoining the kitchen is a conservatory that overlooks the south-facing rear garden, offering a serene additional living space. The ground floor also includes a conveniently located WC. The first floor comprises three well-proportioned bedrooms. The family bathroom, situated off the landing, is fitted with contemporary fixtures and fittings. Additionally, the loft has been converted to provide a versatile space, ideal for a home office or hobby room.

The property boasts a south-facing rear garden, providing a private outdoor space ideal for leisure and recreation. This property is ideal for those seeking a residence that combines period elegance with modern functionality. For further information or to arrange a viewing, please contact Proffitt and Holt.







## Southsea Avenue

### Watford

The property is situated a short distance of highly regarded schools, local amenities, Watford Metropolitan Line station, and the 'Green Flag' awarding-winning Cassiobury Park with its access to the Grand Union Canal, River Gade and West Herts Golf Course. Also within a short walk is Watford town centre, providing extensive shopping, transport and entertainment facilities including the Atria Watford Shopping Centre, The Palace and Pumphouse theatres, Watford Colosseum and numerous restaurants. Watford Metropolitan Line station and Watford Junction mainline station provide fast and frequent services into London. For the road commuter, the M1, M25 and A41 are within, typically, a drive of five/ten minutes.

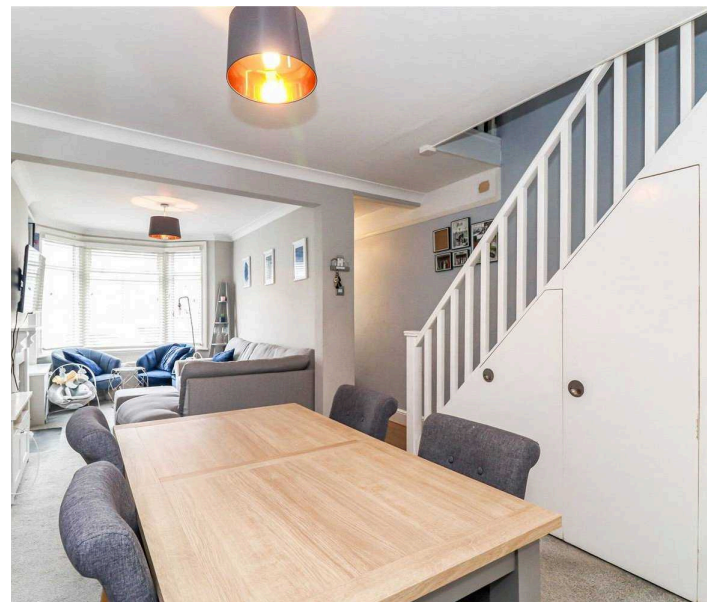
Council Tax band: C

Tenure: Freehold

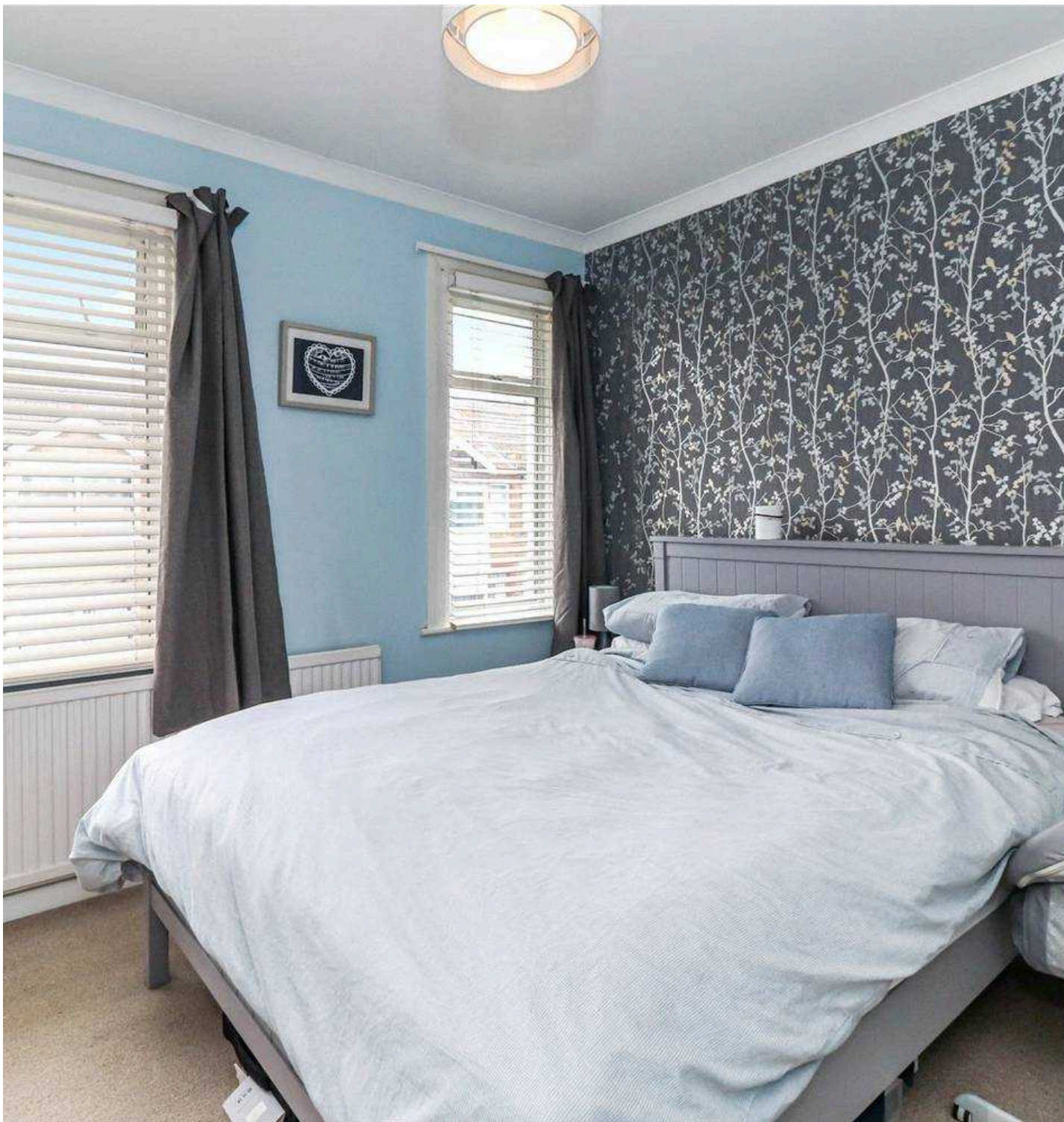
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- South-facing Rear Garden
- Close to Station
- Well-Presented Throughout
- Usable Loft Room
- Conservatory off Kitchen
- Through-Lounge/Dining Room
- Family Bathroom off landing







*For broadband and mobile speeds see:*

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

## **General Information**

### **Services**

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

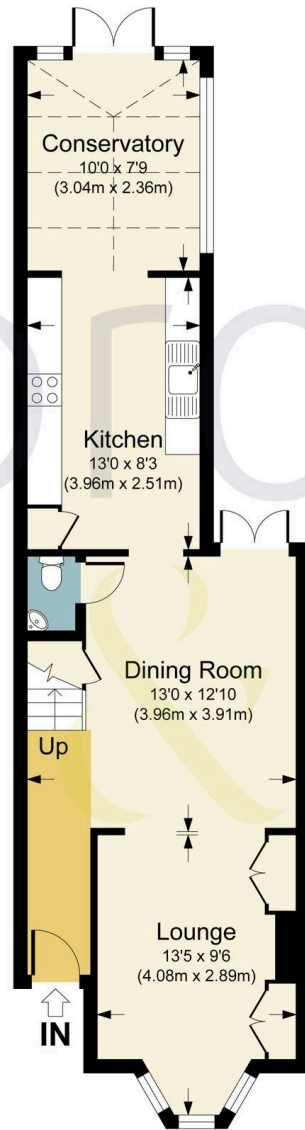
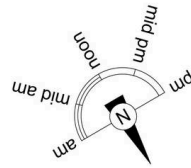
### **Fixtures and Fittings**

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

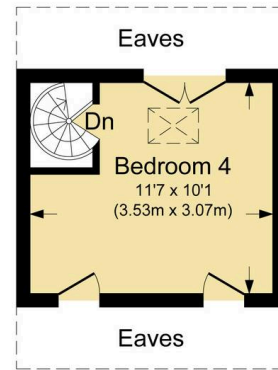




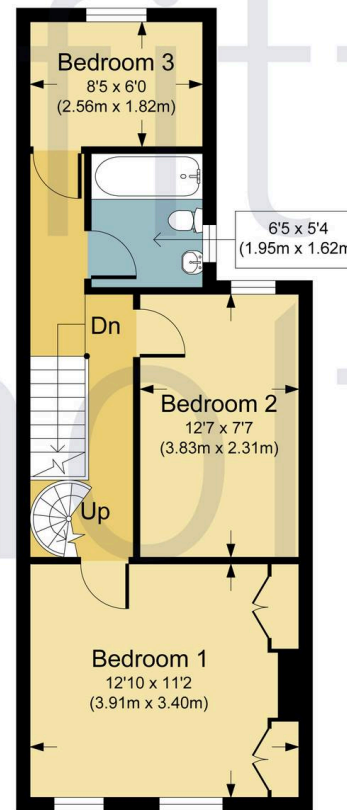




Ground Floor



Second Floor



First Floor

3 SOUTHSEA AVENUE ,WD18 7NJ

APPROX. GROSS INTERNAL FLOOR AREA 1032.47 SQ FT / 95.92 SQ M.  
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## Proffitt & Holt – Watford

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