



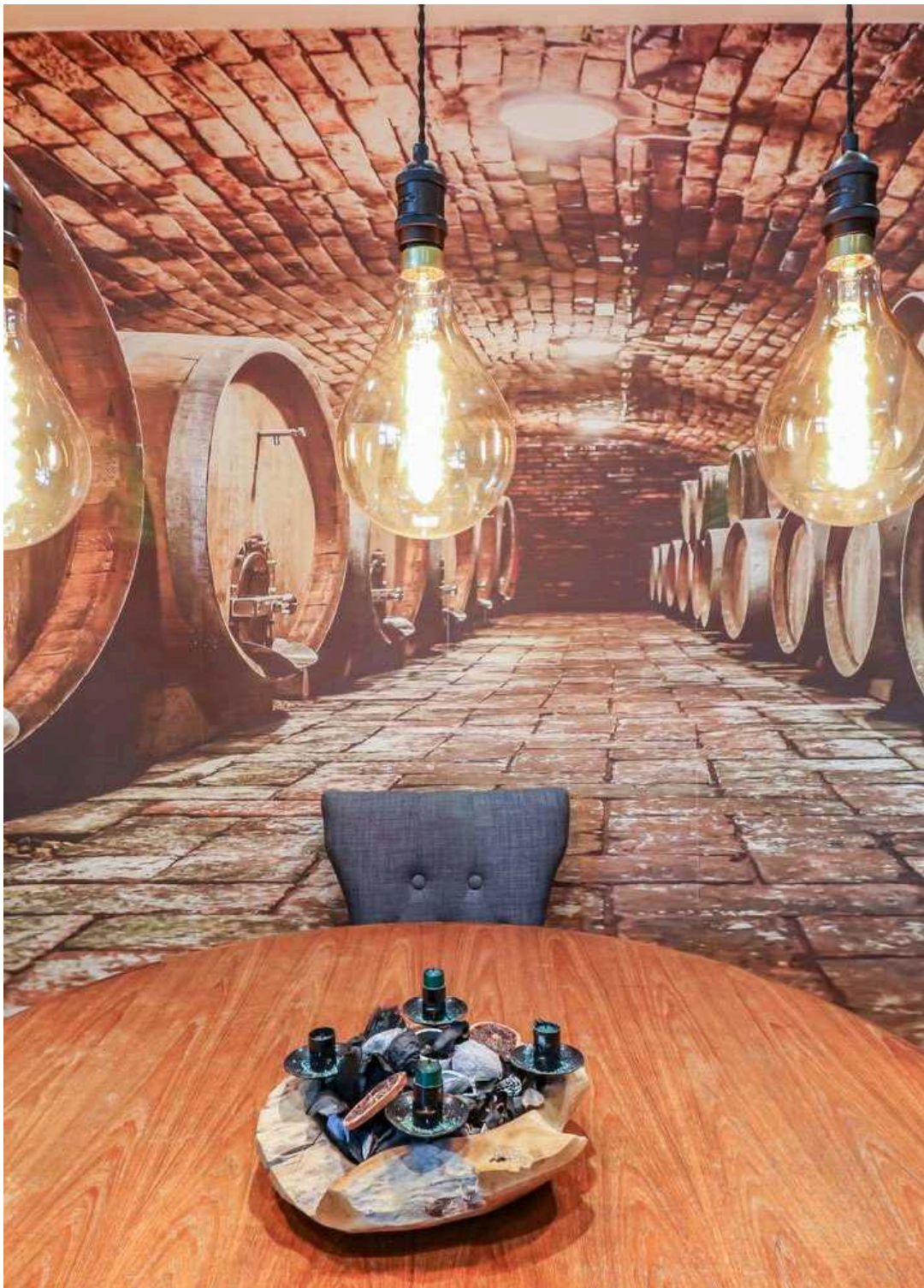
# North Approach, Watford

In Excess of £537,500

proffitt  
& holt







## North Approach

Watford

This beautifully presented four-bedroom mid-terraced home is conveniently located near local schools, shops, and amenities.

In excellent condition throughout, the property offers a spacious living room featuring bay windows, a modern open-plan kitchen with a stylish dining area, and a generously sized family bathroom complete with a shower and bath. Ample storage is available throughout the home.

The rear of the property boasts a well-maintained southeast-facing garden, complete with a versatile summer house - ideal for use as a home office or gym, and a separate workshop. Additionally, there is an outside WC, extra storage, and side access to the front where a driveway offers ample parking.

This property is offered to the market with NO CHAIN. Contact Proffitt & Holt to arrange a viewing.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





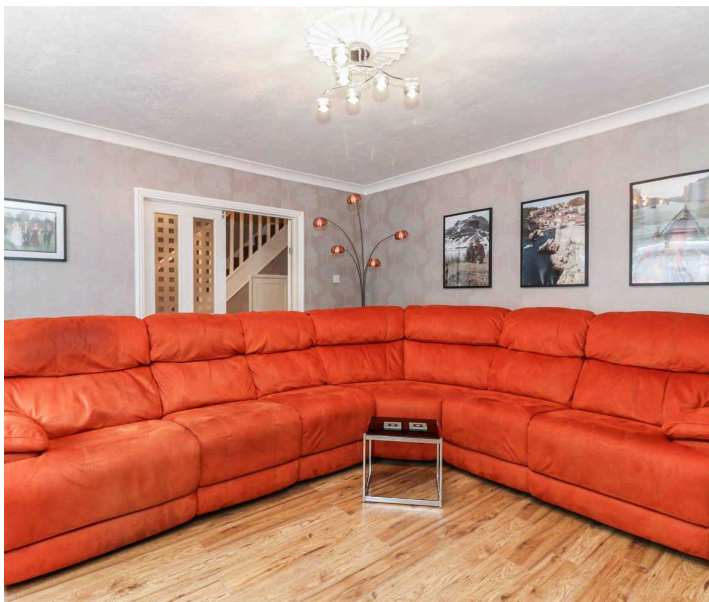


## North Approach

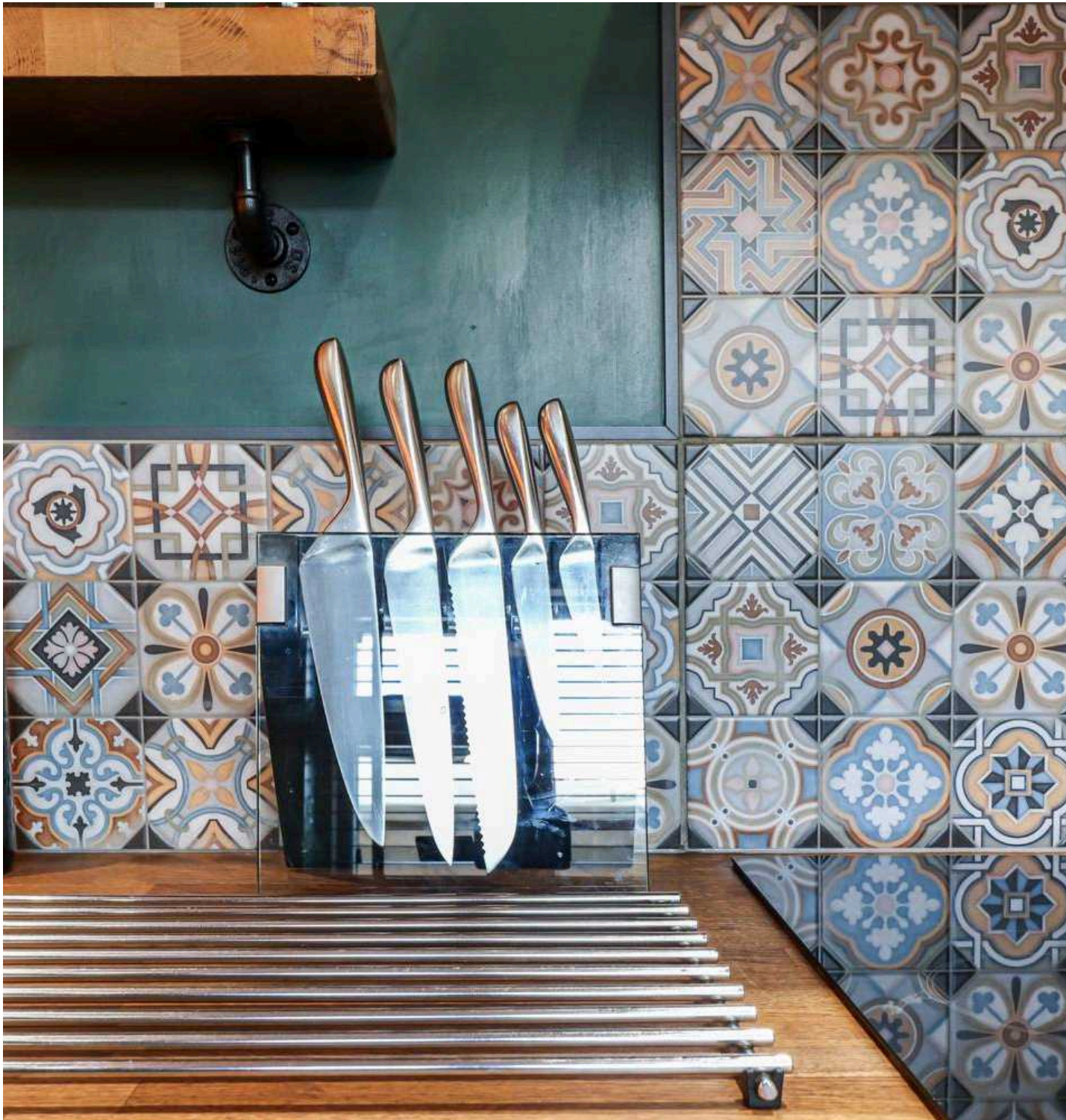
### Watford

Kingswood residential area is located on the north side of Watford and benefits from Kingsway Junior and Infant School, local shops and amenities, 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 and the A41, typically, a drive of five/ten minutes. Watford Junction station provides fast and frequent services into London, Euston.

- No Upper Chain
- Four Bedrooms
- Terrace House
- Driveway Parking
- High Specification
- Summer House
- Southerly Aspect Garden
- Sought-After Location







**For broadband and mobile speeds see:**

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

## **General Information**

### **Services**

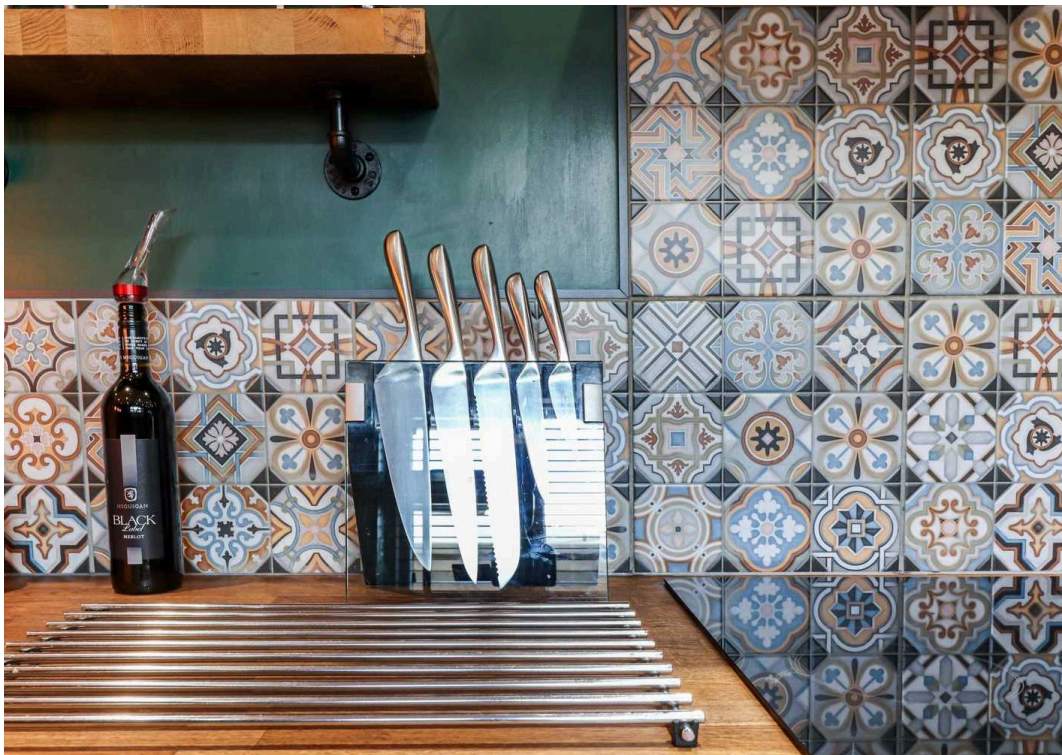
Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

### **Fixtures and Fittings**

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



















Ground Floor

First Floor

NORTH APPROACH, WD25

APPROX. GROSS INTERNAL FLOOR AREA 1522.66 SQ FT / 141.46 SQ M. INC. OUTBUILDING  
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## Proffitt & Holt – Watford

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