



Ridge Lane, Watford

£975,000

proffitt
& holt





Ridge Lane

Watford

This attractive four-bedroom detached home blends style and comfort, creating a welcoming setting for family life. Located on Ridge Lane in a private development of just two houses, it offers spacious accommodation with potential for future extension, subject to planning approval.

The property is set back from the road and accessed via a private shared driveway, providing ample parking. The entrance hallway opens into a flexible space that includes a TV room or study, and a bright living room with a fireplace and French doors leading to the well-kept rear garden. The dining room is perfect for hosting family meals, while the kitchen/breakfast room is equipped with modern fittings and generous work surfaces. Additional conveniences on the ground floor include a utility room and a guest cloakroom.

Upstairs, the family bathroom serves four well-proportioned bedrooms, with two featuring ensuite shower rooms for added comfort.

The rear garden offers a private and peaceful setting, mainly laid to lawn with a spacious patio, ideal for outdoor dining and socialising.

Further features include fitted wardrobes in select bedrooms and a garage that presents the potential for conversion or extension, subject to planning. The location is well-suited for families, with reputable schools like Nascot Wood Junior School nearby, as well as Cassiobury Park and Watford Town Centre.





Ridge Lane

Watford

The property is ideally situated for easy access to Watford's busy Town Centre which provides extensive shopping, transport, and entertainment facilities, including the Atria Watford Shopping & Leisure 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 user, access to the motorway network is also close-by, with the M25 & M1 motorways being accessible, typically, within a drive of 5-10 minutes. Also, close-by is the extensive parkland of the Green Flag award-winning Cassiobury Park, The Grove Hotel with its Championship Golf Course, and highly regarded restaurants and the recently built Watford Central Sports Leisure Centre including gym and swimming pool facilities.



Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





FEATURES

- Four Bedrooms
- Detached Family Home
- Spacious Living Areas
- Modern Kitchen Fittings
- Two En suite Bathrooms
- Private Rear Garden
- Ample Parking
- Potential to Extend

For broadband and mobile speeds see:

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

General Information

Services

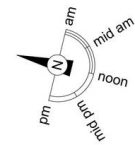
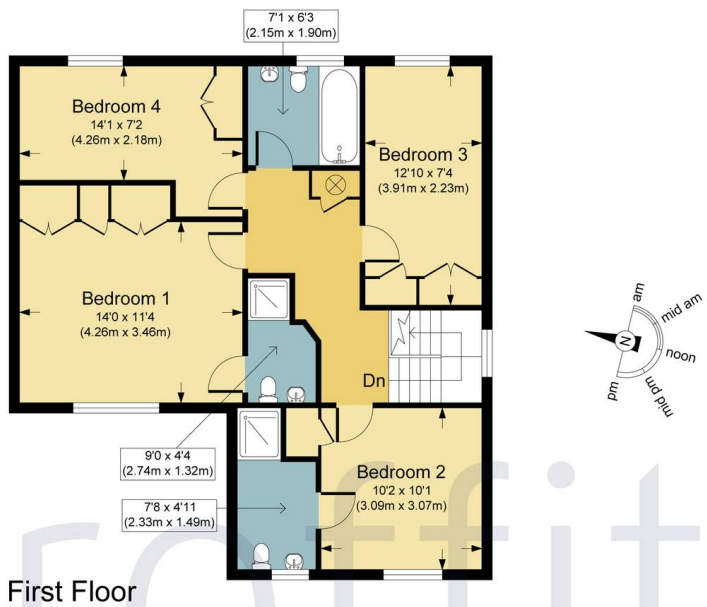
Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

Fixtures and Fittings

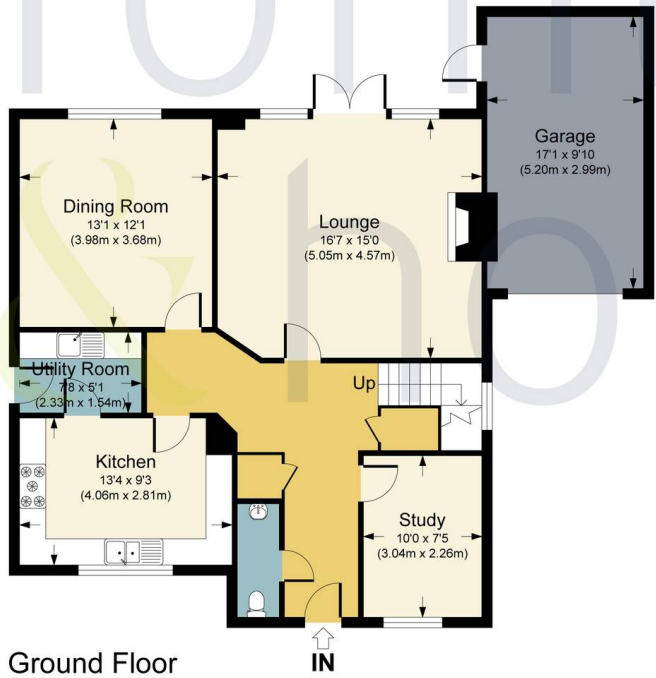
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.







First Floor



Ground Floor

RIDGE LANE, WD17

APPROX. GROSS INTERNAL FLOOR AREA 1804.24 SQ FT / 167.62 SQ M. INC. GARAGE

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