



proffitt & holt
proffitt-holt.co.uk
FOR SALE
01923 282222

Cherrydale, Watford

In Excess of £500,000

proffitt & holt





8 Cherrydale

Watford

Proffitt & Holt are pleased to present this three-bedroom mid-terrace house, conveniently located in a highly desirable location.

The property welcomes you with a porch that opens directly into a spacious lounge and dining area. This open-plan room offers a versatile space, ideal for both everyday living and entertaining, with access to the private rear garden.

Leading off the lounge/dining area is a well-appointed kitchen, featuring ample storage and pantry, and also providing convenient access to the rear garden, which itself features a garden shed and rear access.

Upstairs, the landing leads to two generous double bedrooms, a single bedroom, and a family bathroom, with additional built-in storage adding to the home's functionality.

Externally, the property benefits from driveway parking and a garage en bloc, providing ample storage and parking. Its prime location offers easy access to Watford Boys Grammar School, Watford Station, Cassiobury Park, and Watford Town Centre.

This property represents a fantastic opportunity for those looking to settle in a prime location in Watford. Contact Proffitt & Holt to book your viewing today.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





Cherrydale

Watford

The property is situated just a short walk to Watford Town Centre and Watford Metropolitan Line tube station, the 'Green Flag' award-winning Cassiobury Park, and Watford Grammar Schools. Watford town centre provides excellent shopping, leisure, and entertainment facilities, including the Atria Watford Shopping & Leisure Centre, Cineworld Cinema (with IMAX), The Palace Theatre, and a variety of restaurants. For the road user, both the M1 and M25 motorways can be reached, typically, within a drive of five/ten minutes.



- Three Bedrooms
- Terraced Family Home
- Close to Boys Grammar School
- Close to Station
- Driveway Parking
- Garage En Bloc
- Close to Town Centre





For broadband and mobile speeds see:

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

General Information

Services

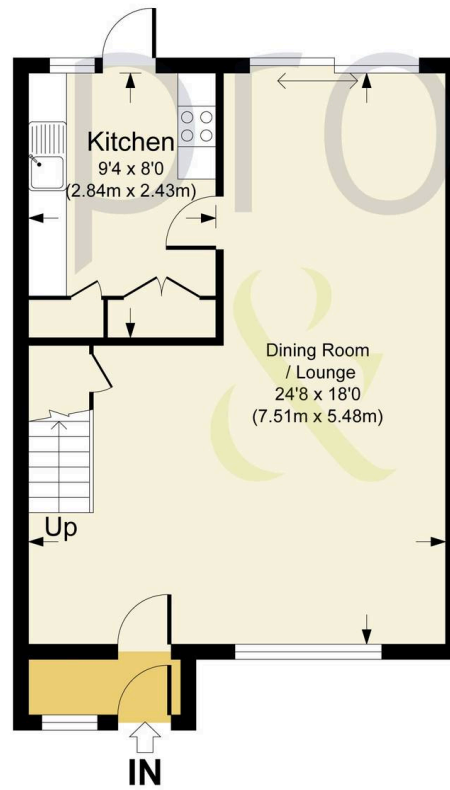
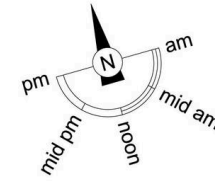
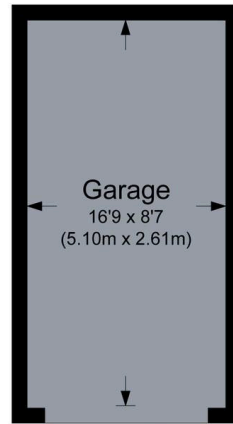
Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

Fixtures and Fittings

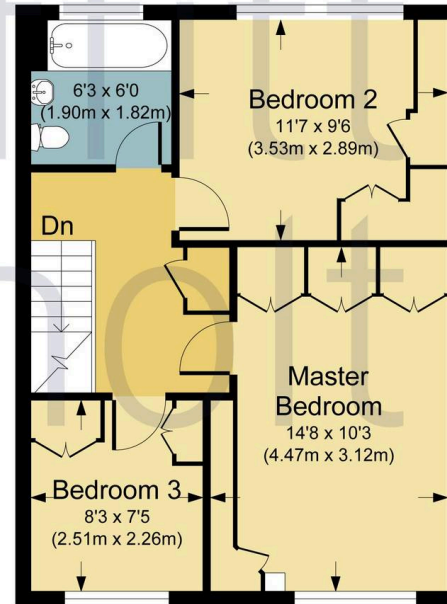
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.







Ground Floor



First Floor

CHERRYDALE WD18

APPROX. GROSS INTERNAL FLOOR AREA 1049.26 SQ FT / 97.48 SQ M. INC. GARAGE

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Proffitt & Holt – Watford

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