



Dell Road, Watford

£600,000

proffitt
& holt





Dell Road

Watford



Proffitt & Holt are proud to present this stunning extended semi-detached home, situated on a highly sought-after residential road in North Watford. Refurbished to an excellent standard, this property offers a perfect blend of contemporary style and practical family living.

As you step inside, you are welcomed by a bright and inviting entrance hallway that leads into a spacious and versatile reception room, ideal for relaxing with family or entertaining guests. The modern fitted kitchen/diner is a standout feature, boasting sleek finishes and high-quality integrated appliances, making it a functional yet stylish space for everyday living.

This home has been thoughtfully extended into the loft, adding two generously sized bedrooms and a luxurious en-suite to the principal bedroom. The remaining bedrooms, located on the first floor, are all well-proportioned and filled with natural light. A tastefully updated family bathroom completes the interior, offering comfort and convenience for busy households.

The property also benefits from a beautifully maintained rear garden, perfect for outdoor gatherings or quiet evenings. Driveway parking adds practicality, ensuring there is ample space for family vehicles. To enhance the exterior, the property features stunning external lighting, which not only adds to its kerb appeal but also creates a welcoming ambience in the evenings.

Ideally located, this home provides excellent access to transport links, including Watford Junction and North Watford stations, along with the M1, M25, and A41. Families will appreciate the proximity to highly regarded schools, while local shops, amenities, and Watford's vibrant town centre – offering a range of shopping, dining, and leisure facilities – are just a short distance away.

This exceptional property offers a rare opportunity to enjoy a beautifully extended and refurbished home in a prime location. To arrange a viewing, please contact Proffitt & Holt today.



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The property is situated within the catchment area of several schools and close to local shops, amenities and parks. For the road user, the M1 and M25 motorways can be reached, typically, within a drive of five/ten minutes. Watford Junction station provides fast and frequent services into London, Euston and Watford town centre provides extensive shopping, transport and entertainment facilities, including the Atria Watford Shopping & Leisure Centre, The Palace and Pumphouse theatres, Watford Colosseum, and numerous restaurants.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Five Bedrooms
- Semi-Detached Family Home
- Loft Conversion
- En-Suite to Master
- Driveway Parking
- Close to Schooling
- Excellent Decorative Order
- Landscaped Garden





For broadband and mobile speeds see:

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

General Information

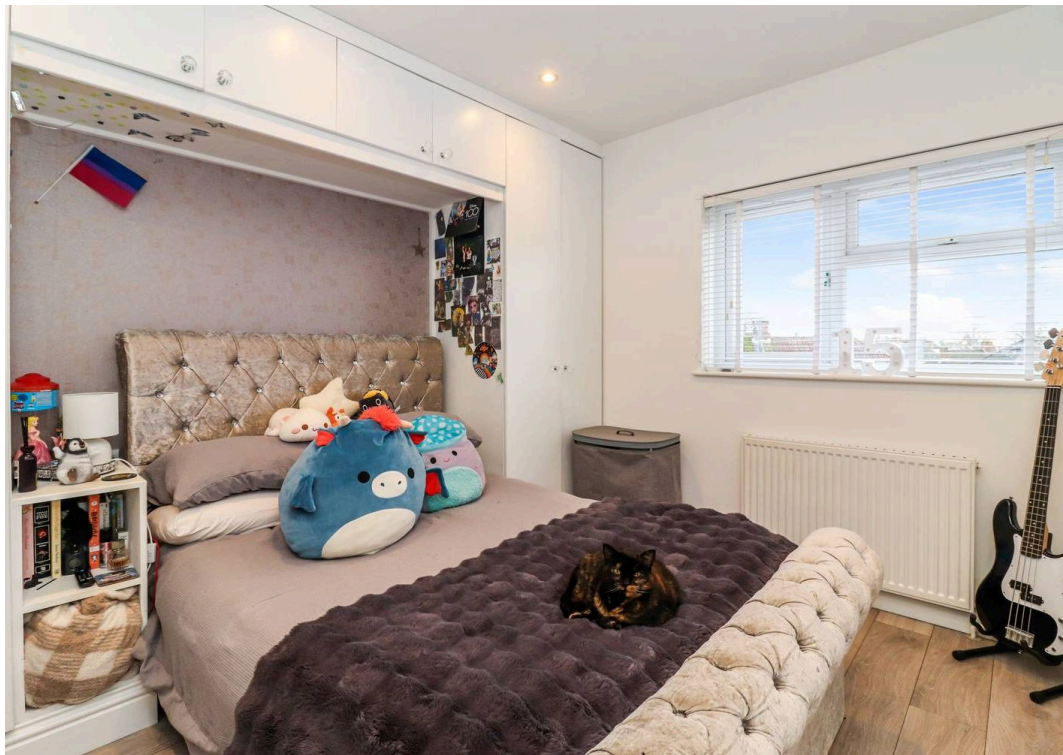
Services

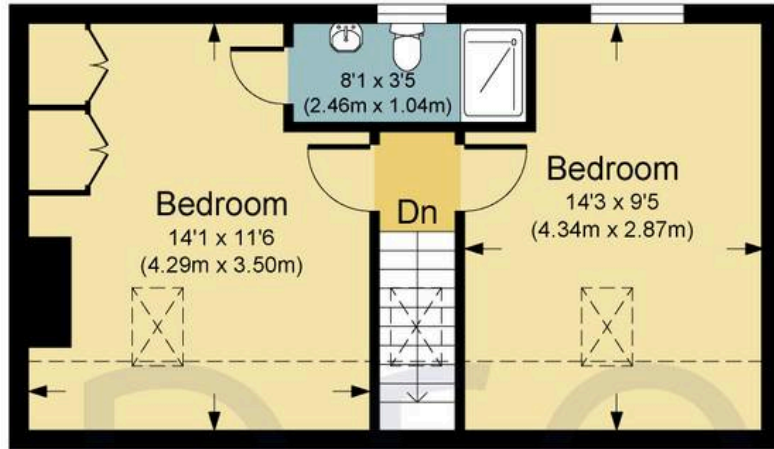
Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

Fixtures and Fittings

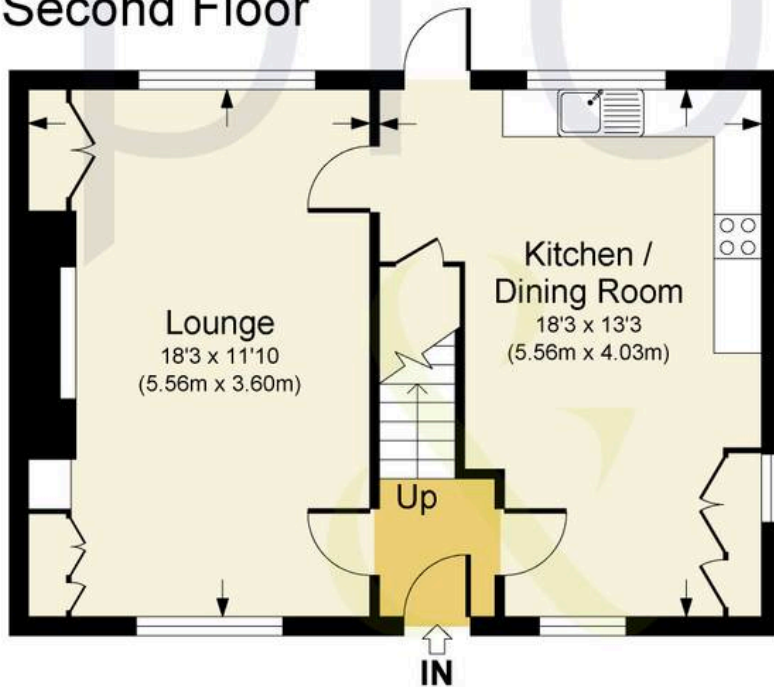
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.



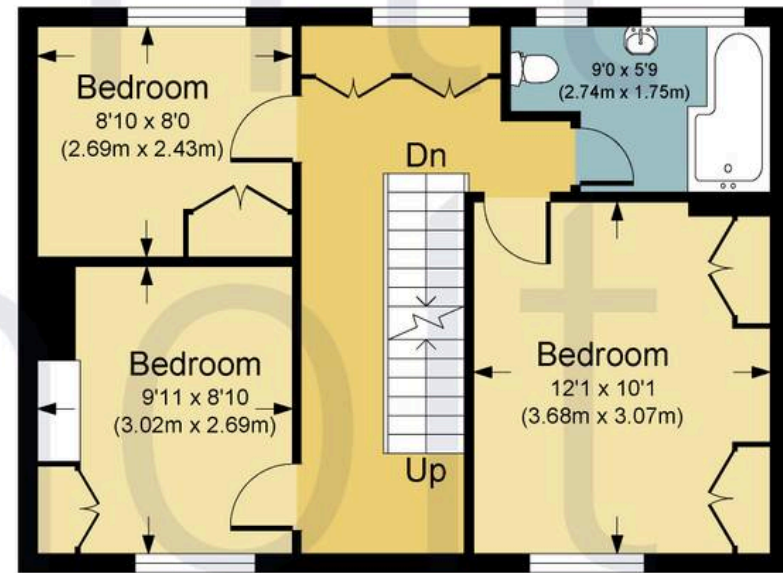




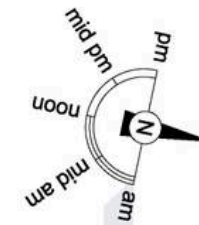
Second Floor



Ground Floor



First Floor



DELL ROAD, WD24

APPROX. GROSS INTERNAL FLOOR AREA 1282.19 SQ FT / 119.12 SQ M.

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Proffitt & Holt – Watford

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