



62 Regent Street, Watford

In Excess of £440,000

proffitt  
& holt





## 62 Regent Street

Watford, Watford

Located just a short distance from Watford Junction station, this Victorian terrace home offers a delightful combination of period charm and modern practicality. With two double bedrooms, a versatile loft room, and a spacious interior, this property is perfect for families or professionals.

The ground floor features a spacious front living room and a separate lounge/dining room, both filled with natural light and providing excellent flexibility. To the rear, the kitchen is well-equipped and opens onto the private rear garden, which features a decked area—perfect for outdoor dining and entertaining. The garden also benefits from side access, adding convenience for bicycles, garden equipment, or additional storage.

On the first floor, you'll find two generously sized double bedrooms and a family bathroom, while the second floor boasts a large loft room, ideal for use as a home office, studio, or guest room.

Situated in a prime location, this home offers easy access to local amenities, highly regarded schools, and excellent transport links, with Watford Junction station providing swift connections into London.

Immaculately presented throughout, this beautiful property is ready for its next owners – early viewing is highly recommended!





## 62 Regent Street

Watford, Watford

This property is ideally situated in Watford, offering close proximity to the town centre and Watford Junction mainline station. The location provides easy access to a range of amenities, including the Intu Watford Shopping Centre, which features a variety of retail options, dining establishments, and a cinema. Watford Junction is just a short distance away, offering convenient train services to London Euston and other key destinations. The area also benefits from good local schools, parks, and other recreational facilities, making it a practical choice for both professionals and families.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Mid Terrace
- Two Double Bedrooms
- Family Home
- Wider than Average
- Excellent Condition Throughout
- Private Rear Garden
- Prime Location
- Loft Room



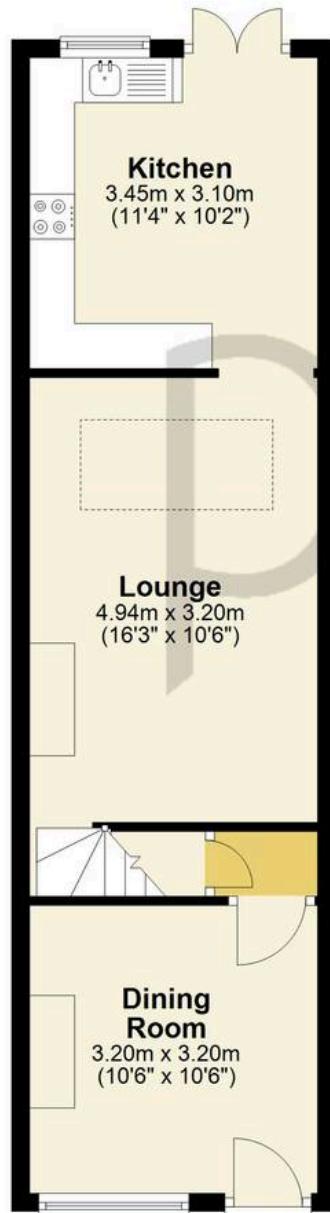


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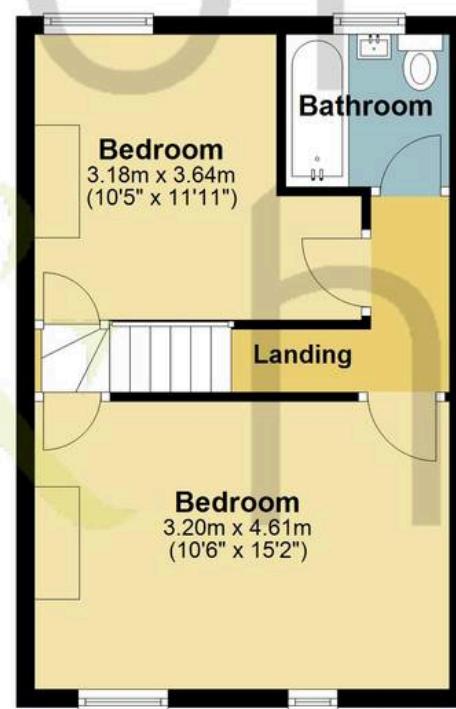
## Ground Floor

Approx. 40.0 sq. metres (430.9 sq. feet)



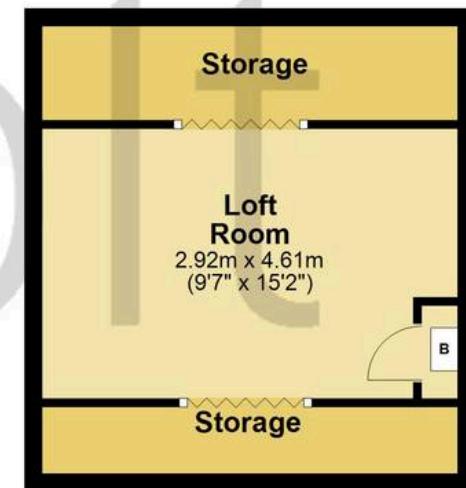
## First Floor

Approx. 33.4 sq. metres (359.9 sq. feet)



## Second Floor

Approx. 22.6 sq. metres (243.2 sq. feet)



Total area: approx. 96.1 sq. metres (1033.9 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO  
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## Proffitt & Holt - Watford

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