



Shire House, Farriers Way, Watford

In Excess of £275,000

proffitt
& holt





Shire House,

Farriers Way, Watford

A fantastic opportunity to purchase this beautifully presented one-bedroom first-floor flat, set within an exclusive development built in 2019 in the popular Garston area.

The property is in immaculate condition throughout and offers light-filled, well-proportioned accommodation comprising a bright open-plan lounge and kitchen area, a good-sized double bedroom, a modern bathroom, and an excellently sized storage cupboard in the hallway. Benefiting from underfloor heating throughout, this superb home is ideal for first-time buyers.

Externally, the development features well-kept communal gardens, two allocated parking spaces for the property, and ample visitors' parking. The location is perfect for enjoying scenic country walks at the beautiful Munden Estate, and is close to excellent schooling such as Parmiter's. There are also outstanding transport links nearby, with easy access to the M25 and M1 motorways.

Early viewing is highly recommended.

Council Tax Band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

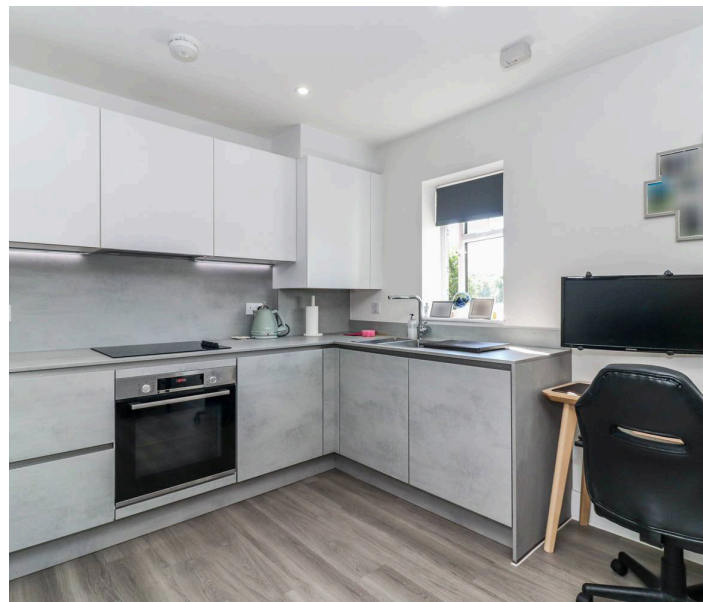




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Garston is situated on the north side of Watford and has several schools, parks, local amenities, and links to the major motorways. Garston train station with the Abbey Line service runs between St Albans and Watford Junction, which in turn provides fast and frequent services into London, Euston. 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. For the road commuter, both the M1 and M25 motorways are within, typically, a drive of five/ten minutes.

- One-bedroom first-floor flat
- Exclusive 2019 development
- Immaculate condition
- Underfloor heating throughout
- Open-plan lounge/kitchen
- Modern bathroom
- Built-in wardrobe to bedroom
- Storage cupboard to hallway
- Two allocated parking spaces, plus visitors
- Well-kept communal gardens
- Great transport links (M25/M1)
- Excellent local schooling





For broadband and mobile speeds see:

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

General Information

Services

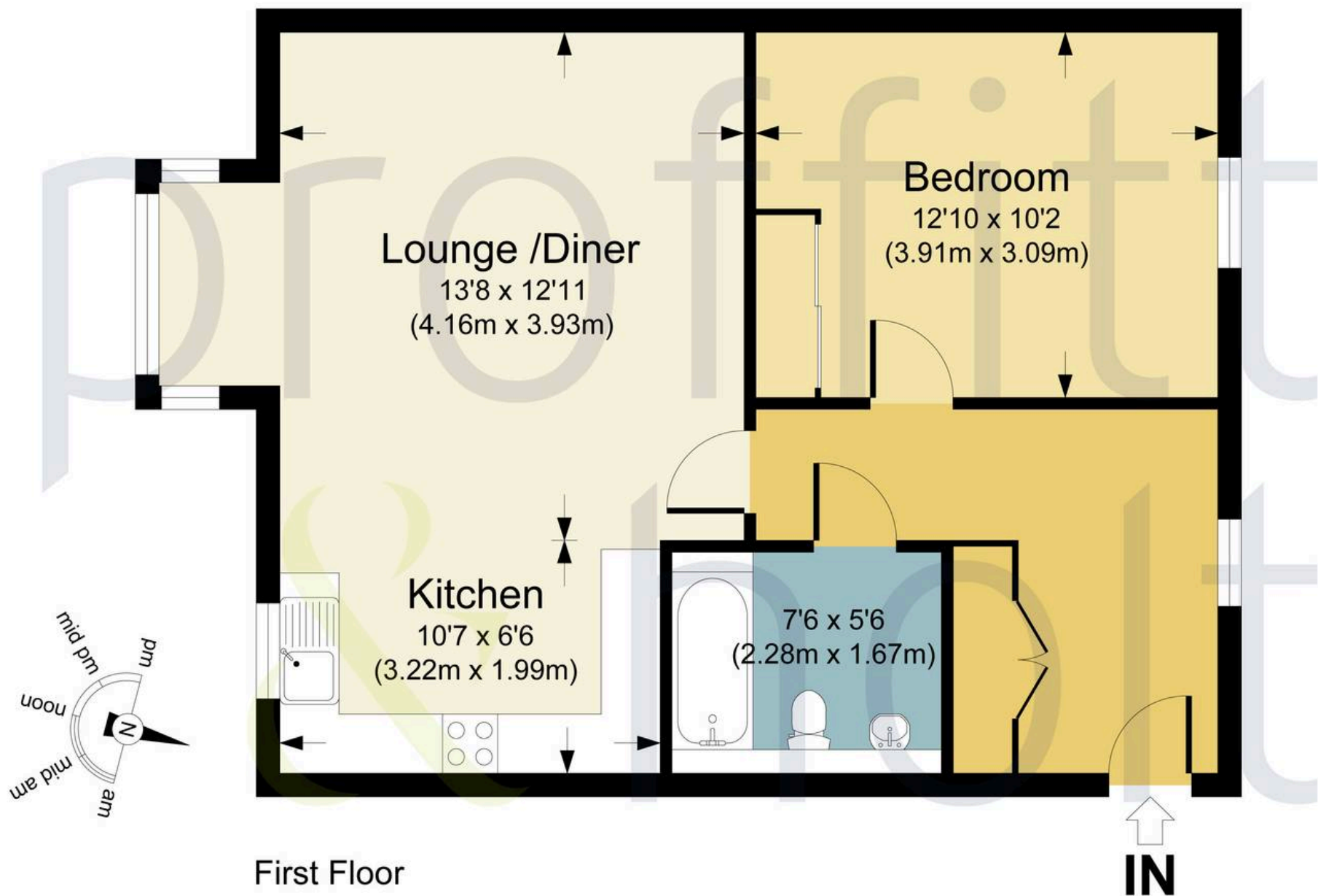
Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

Fixtures and Fittings

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







SHIRE HOUSE, WD25

APPROX. GROSS INTERNAL FLOOR AREA 554.77 SQ FT / 51.54 SQ M

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