



Rickmansworth Road, Watford
In Excess of £725,000

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& holt**





118 Rickmansworth Road

Watford, Watford

An exceptional four-bedroom semi-detached townhouse arranged over three floors. The property boasts a spacious living area and a conservatory to the rear, opening onto a beautifully landscaped garden, perfect for relaxing or entertaining. At the front, a modern kitchen complements the welcoming entrance hall and convenient downstairs WC.

The first floor features two large double bedrooms alongside a recently fully refitted and modernised bathroom, finished with stone tiles, feature lighting, a separate bath and shower, and twin sinks. Upstairs, the second floor provides two further double bedrooms with a bathroom serving this level.

At the rear, a double garage is topped by a large studio, offering excellent annex potential – ideal for a home office, guest accommodation, or further development.

Located close to Watford Junction and the town centre, the home provides easy access into London while combining style, space, and versatility. This is a truly outstanding family home, professionally marketed by Proffitt & Holt.





Rickmansworth Road Watford

The property is located in a convenient area within close proximity of Watford Metropolitan Line station, and within a quarter-of-a-mile of the Green Flag award-winning Cassiobury Park with its 100 acres of parkland and access to the Grand Union Canal. Watford Town Centre, with its excellent shopping, transport, and entertainment facilities, is situated within approximately one mile distance, and Watford Junction mainline station is of a similar distance.

Council Tax Band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Four Double Bedrooms
- Three-Storey Townhouse
- Ultra-Modern Bathroom
- Spacious Living Area
- Conservatory to Rear
- Downstairs Guest WC
- Double Garage with Studio Over
- Landscaped Rear Garden
- Close to Station, Parks & 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.



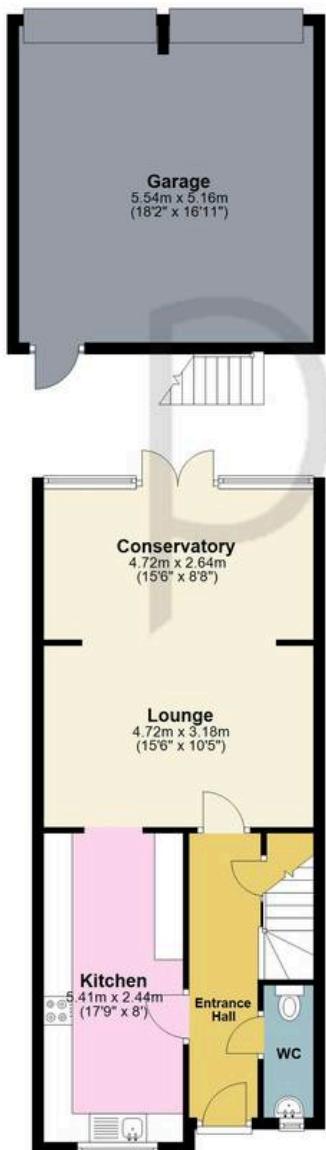




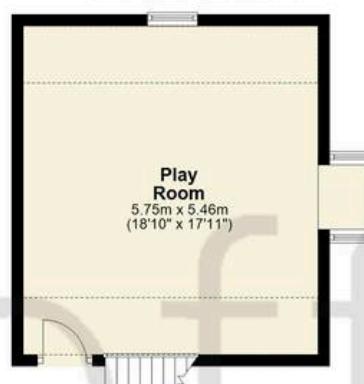


Ground Floor

Approx. 81.6 sq. metres (877.9 sq. feet)

**First Floor**

Approx. 72.1 sq. metres (776.1 sq. feet)

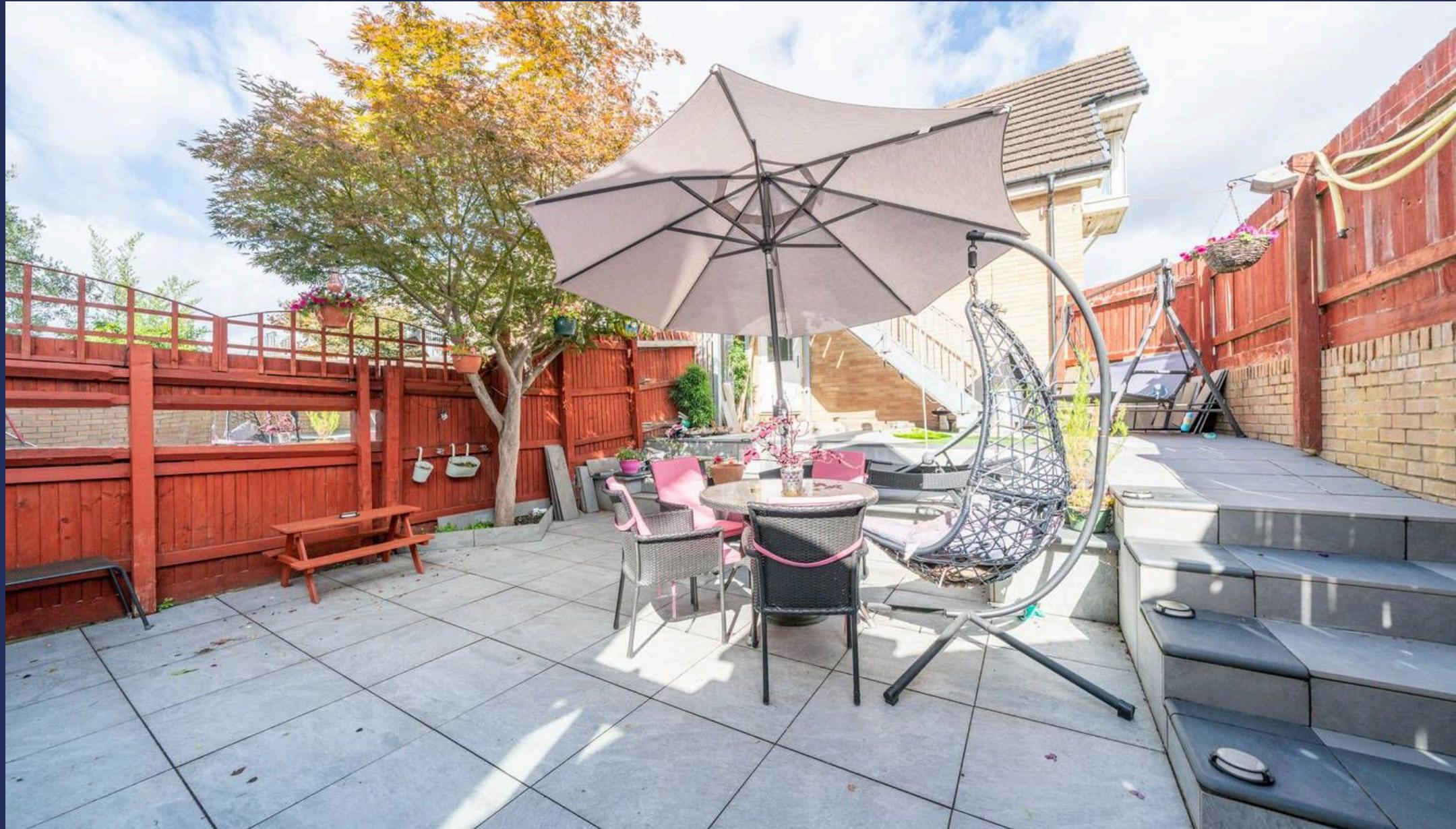
**Second Floor**

Approx. 40.5 sq. metres (435.5 sq. feet)

**Total area: approx. 194.1 sq. metres (2089.5 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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