



Durban Road West, Watford

In Excess of £800,000

proffitt  
& holt







## Durban Road West

### Watford

Located on one of the area's most sought-after residential roads, this impressive five-bedroom semi-detached family home offers generous accommodation arranged over three floors, combining character features with practical modern living. With nearly 2,000 sq. ft of internal space, this is a rare opportunity for any growing family seeking both comfort and versatility.

As you enter, you are greeted by a welcoming hallway that leads into a selection of bright and well-proportioned reception rooms. The living and family rooms feature elegant fireplaces, large bay windows, and ample space for both relaxation and entertaining. A separate dining room provides the perfect setting for gatherings, flowing through to a spacious kitchen equipped with excellent storage and worktop space.

A highlight of this home is the superb conservatory, providing a tranquil transition between indoors and outdoors—ideal as a morning coffee spot, reading space, or an additional family area.

Across the upper floors, you will find five generously sized bedrooms, each offering flexibility for family, guests, or home working. The master bedroom enjoys attractive fitted storage, while the top-floor bedroom presents a quiet retreat with charming views. Two well-appointed bathrooms serve the home, each designed with practicality and comfort in mind.

The rear garden is wonderfully private, featuring a wide expanse of lawn framed by mature borders—perfect for play, alfresco dining, and outdoor enjoyment throughout the seasons.

Completing the property is a useful basement space, ideal for storage, hobbies, or potential further use.







## Durban Road West

Watford



The property is located in a convenient area within close proximity of Watford Metropolitan Line station, Watford Boys Grammar School and 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: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



- Semi-Detached Family Home
- Five Bedrooms
- Two Bathrooms
- Three Spacious Reception Areas
- Conservatory
- Utility Room
- Located Close to Watford Metropolitan Station
- Close to Watford Boys Grammar School
- Large Rear Garden





*For broadband and mobile speeds see:*

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

## **General Information**

### **Services**

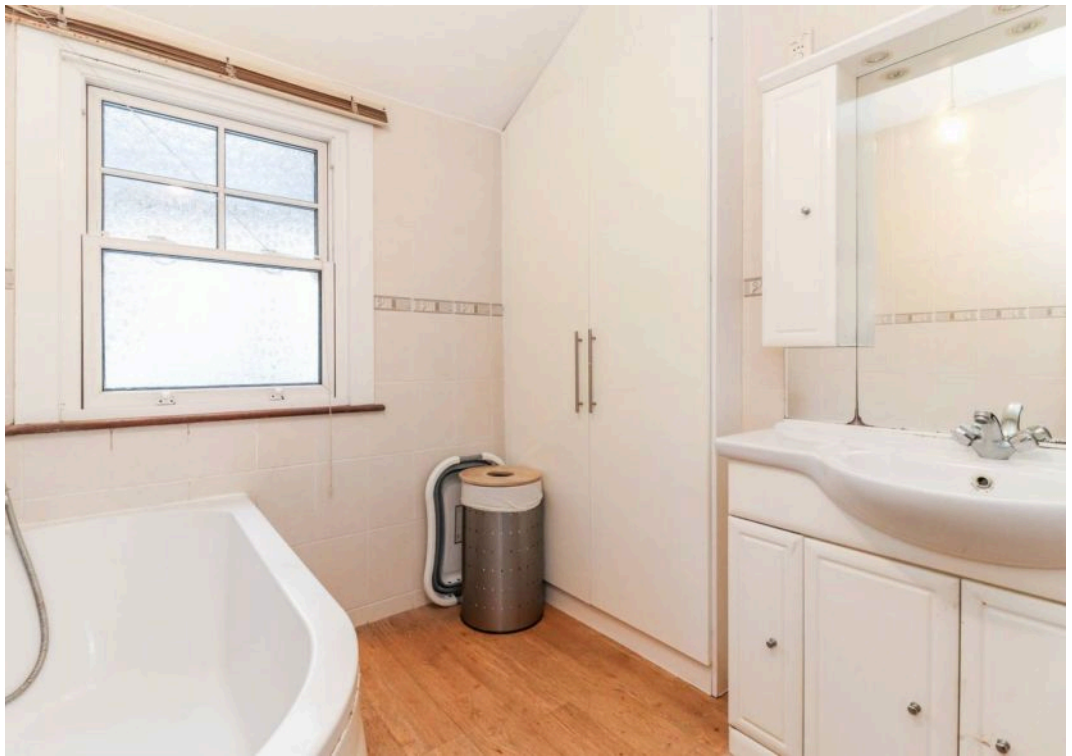
Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

### **Fixtures and Fittings**

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

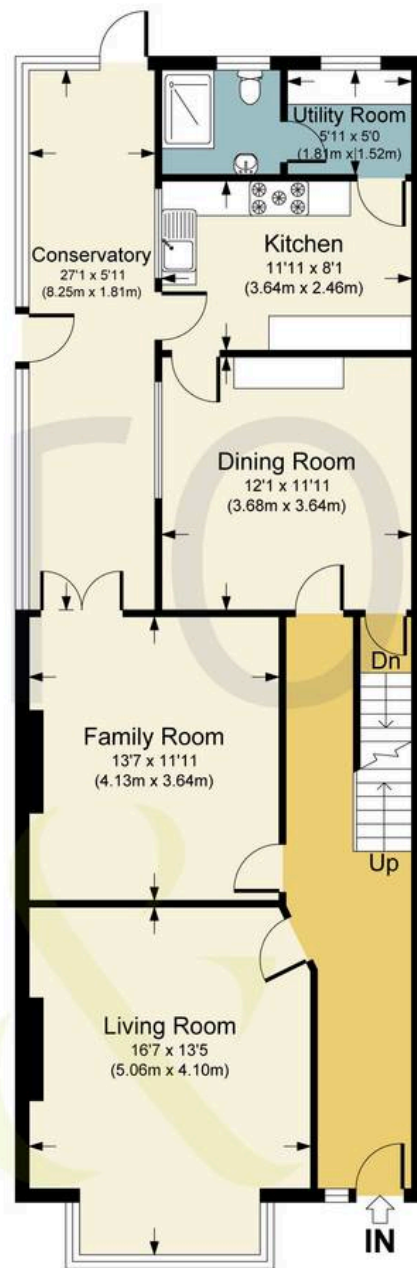




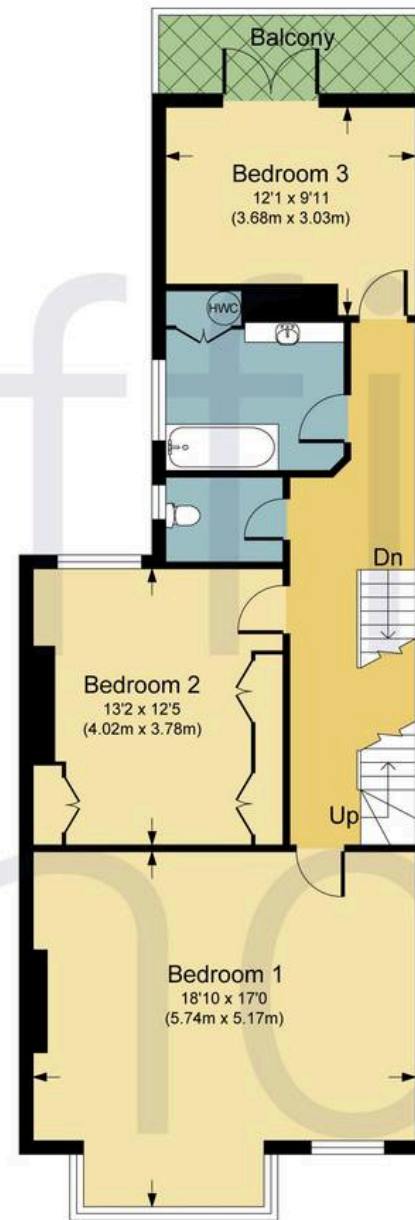




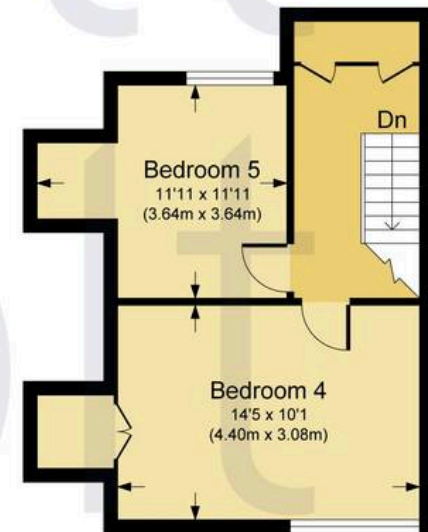
Basement



Ground Floor



First Floor



Second Floor

## 61 DURBAN ROAD, WEST

APPROX. GROSS INTERNAL FLOOR AREA 2434.79 SQ FT / 226.20 SQ M. INC. BASEMENT

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## Proffitt & Holt – Watford

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