



Pretoria Road, West Watford

In Excess of £425,000

proffitt  
& holt





## Pretoria Road

West Watford

Step inside this beautifully presented three-bedroom terraced home, perfectly blending comfort, character, and convenience. From the moment you enter the welcoming entrance porch, you're greeted by a sense of warmth and style that flows effortlessly throughout.

The spacious open-plan lounge and dining room creates an inviting setting for both relaxing evenings and lively gatherings – filled with natural light and a sense of openness that instantly feels like home. The modern kitchen offers both practicality and charm, designed for those who love to cook and connect. A downstairs bathroom adds thoughtful functionality, while upstairs you'll find three well-proportioned bedrooms, each offering its own tranquil retreat for rest and rejuvenation.

Step outside to the private, enclosed rear garden – a peaceful haven for morning coffee, weekend barbecues, or simply unwinding in the sunshine.

With permit parking available and a superb location close to both Watford Boys and Girls Grammar Schools and Watford General Hospital, this home offers the perfect balance of community living and urban convenience.

Whether you're a growing family, a professional couple, or simply looking for your next chapter in Watford, this delightful home is ready to welcome you.

Council Tax Band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D





## Pretoria Road

### West Watford

West Watford is an area conveniently located for easy access to Watford Metropolitan Line station, highly regarded schooling and Watford Town Centre with its extensive shopping, transport, and entertainment facilities, including the Harlequin Watford Shopping & Leisure Centre, The Palace and Pumphouse theatres, Watford Colosseum, numerous restaurants, Watford Junction mainline station and Watford High Street (Lionness Line) station. For the road user, both the M1 and M25 motorways can be reached, typically, within a drive of ten minutes.

- Mid-terrace Family Home
- Three Bedrooms
- Entrance Porch
- Spacious Open-Plan Lounge/Dining Room
- Fitted Kitchen
- Ground Floor Family Bathroom
- Located Close to Both Watford Boys and Girls Grammar Schools and Watford Hospital
- Permit Parking





**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.





**PRETORIA ROAD, WD18**  
**APPROX. GROSS INTERNAL FLOOR AREA 808.47 SQ FT / 75.11 SQ M.**  
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## Proffitt & Holt – Watford

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