



**Beechpark Way, Watford**

In Excess of £900,000

**proffitt  
& holt**





## Beechpark Way

Watford



This beautifully presented four-bedroom, two-bathroom family home is modern and tastefully finished throughout, offering stylish and highly functional living in a quiet cul-de-sac location.

The property welcomes you via an entrance porch leading into a spacious entrance hall, complete with a convenient ground floor WC.

A generous, separate living room offers an inviting space to relax, while the heart of the home is the impressive open-plan kitchen and dining area with super modern appliances and large storage cupboards, which provide excellent practicality for family life. This space is designed for both everyday living and entertaining, complemented by a large and useful utility room. Upstairs, the master bedroom benefits from an en-suite shower room, alongside three further well-proportioned bedrooms and a sleek family bathroom.

Externally, the property continues to impress with a private driveway and garage, as well as a large rear garden featuring a substantial outbuilding currently used as a gym, but equally ideal as a home office or studio.

Combining modern comfort with versatile accommodation in a peaceful residential setting, this outstanding home is perfectly suited to families seeking space, style, and convenience.

Council Tax Band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C



## Beechpark Way

Watford

The property is ideally situated for easy access to the extensive parkland of the Green Flag award-winning Cassiobury Park, The Grove Hotel with its Championship Golf Course, and highly regarded restaurants, the Watford Central Sports Leisure Centre including gym and swimming pool facilities, Watford town centre, Watford Junction and Watford Met Line station. M25 & M1 motorways being accessible, typically, within a drive of 5-10 minutes. Watford Town Centre provides extensive shopping, transport, and entertainment facilities. Watford Metropolitan Line station and Watford Junction mainline station provide fast and frequent services into London.

- Beautifully Presented Detached Family Home
- Four Bedrooms
- Two Bathrooms
- Open-Plan Modern Kitchen/Dining Room
- Utility Room
- Ground Floor WC
- Enclosed Rear Garden
- Cul-de-Sac Location
- Garage and Driveway Parking
- Outbuilding/Home Office/Gym in 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

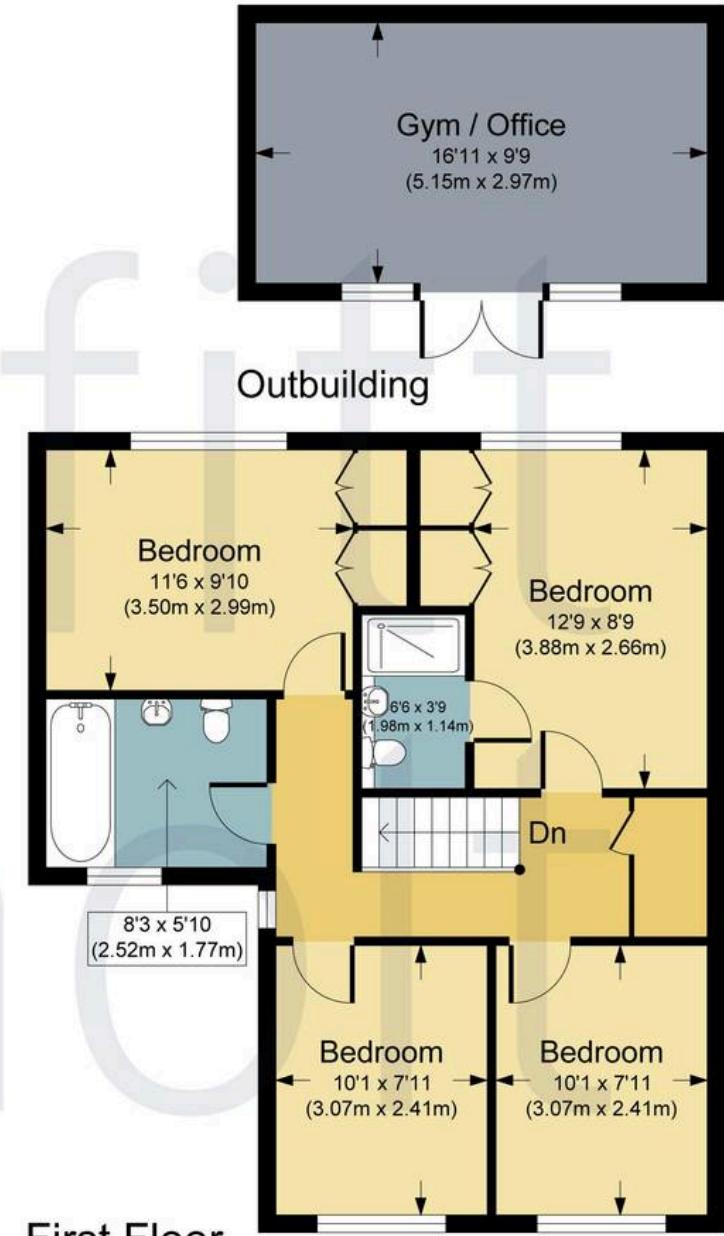
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.











BEECHPARK WAY, WD17  
APPROX. GROSS INTERNAL FLOOR AREA 1633.31 SQ FT / 151.74 SQ M. INC. GARAGE / OUTBUILDING  
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## Proffitt & Holt – Watford

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