



Heath Farm Court, Grove Mill Lane, Watford

In Excess of £600,000

**proffitt
& holt**





Heath Farm Court, Grove Mill Lane

Watford

Nestled within an attractive courtyard setting just off Grove Mill Lane, this beautifully presented three-bedroom terraced home offers a rare opportunity to enjoy peaceful semi-rural surroundings with convenient access to nearby amenities.

The property forms part of an exclusive development of just twelve mews-style houses, each thoughtfully arranged around a charming central courtyard. On entering, you are greeted by a welcoming hallway that leads through to a generous dual-aspect living and dining room, complete with a feature brick fireplace and French doors opening onto the rear garden. The modern, fully fitted kitchen offers a comprehensive range of units and ample worktop space, providing both practicality and style.

Upstairs, there are three well-proportioned bedrooms and a contemporary family bathroom, all accessed from the landing. Additional features include a guest cloakroom, gas central heating, double glazing, and a garage providing secure parking or storage.

Externally, the rear garden enjoys a high degree of privacy and picturesque views across The Grove estate, offering a delightful space for outdoor relaxation. To the front, the property overlooks the shared courtyard and benefits from residents' and visitors' parking.

This is a wonderful home that perfectly blends charm, comfort, and a tranquil setting – ideal for those seeking a quiet yet well-connected location.

Council Tax Band: E

EPC – Energy Efficiency Rating: C

Tenure: Leasehold





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The property is ideally situated for easy access to the extensive 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 stations. Close-by are the M25 & M1 motorways being accessible, typically, within a drive of 5-10 mins. Watford Town Centre provides extensive shopping, transport, and entertainment facilities, including the Harlequin Watford Shopping & Leisure Centre, two theatres, Watford Colosseum, and numerous restaurants. Watford Metropolitan Line station and Watford Junction mainline station provide fast and frequent services into London.



- Private Garden
- Off-Road Parking and Garage
- Modern Kitchen with integrated appliances
- Open Plan Living and Dining Area
- Exposed Brick Fireplace
- French Doors to Garden
- Elegant Period Features
- Modern Bathroom
- Mature Landscaped Gardens
- Long lease



For broadband and mobile speeds see:

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

General Information

Services

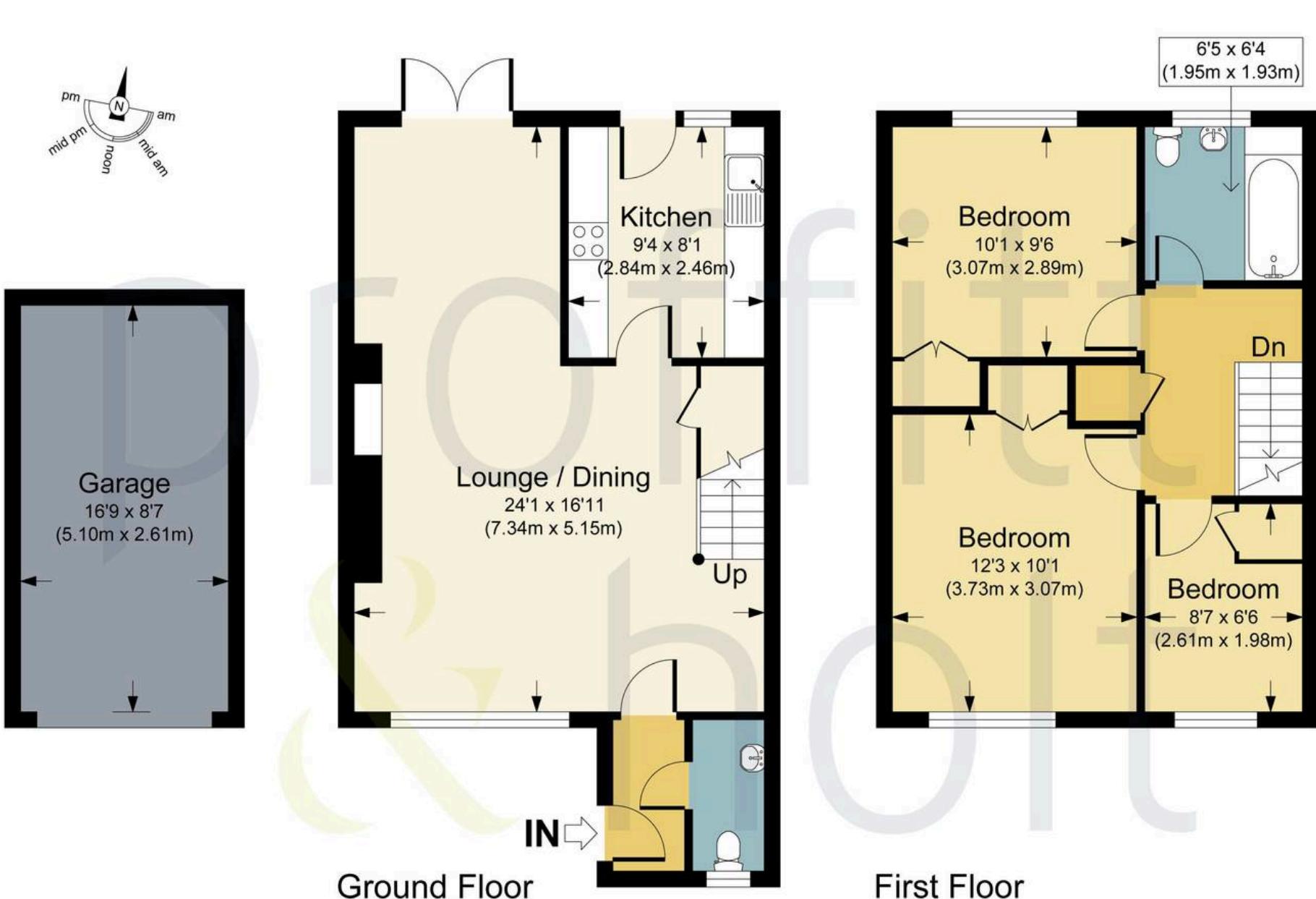
Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

Fixtures and Fittings

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







HEATH FARM COURT, WD17

APPROX. GROSS INTERNAL FLOOR AREA 1008 SQ FT / 93.65 SQ M. INC. GARAGE
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Proffitt & Holt - Watford

141 The Parade, High Street - WD17 1NA

01923 222522 • watford@proffitt-holt.co.uk • www.proffitt-holt.co.uk/

