



Kingswood Road, Watford

In Excess of £525,000

proffitt
& holt





Kingswood Road

Watford



This well-presented three bedroom family home offers an ideal blend of comfort and versatility, situated just a short walk from local amenities.

The property is maintained in good decorative order throughout, creating a welcoming atmosphere from the moment you enter. The spacious open plan living and dining room provides an excellent setting for both relaxing and entertaining, while the adjoining conservatory offers additional flexible living space filled with natural light. The extended, modern kitchen features a practical breakfast bar, perfect for casual dining or morning coffee.

Two generously sized bedrooms and a modern, bright and airy bathroom upstairs are complemented by a third bedroom on the ground floor that is equally suited as a home office, catering to those seeking a dedicated workspace or guest room.

Additional benefits include a smart, imaginatively landscaped garden, and generous off-street parking ensuring convenience for residents and visitors alike. Thoughtful updates and a well-considered layout make this home particularly appealing to families and professionals. With its combination of stylish interiors, practical features, and a highly convenient location, this property represents an excellent opportunity for buyers seeking a move-in ready home in a popular residential area.

Early viewing is highly recommended to fully appreciate all that this attractive home has to offer.



Kingswood Road

Watford

Kingswood residential area is located on the north side of Watford and benefits from Kingsway Junior & Nursery Schools, local shops and amenities and is approximately 1 mile from Garston station with the Abbey Line service between St Albans and Watford Junction, and 2 miles from Watford Town Centre, with its excellent shopping, entertainment, and transport facilities. Easy access to the motorway network, with both the M1 and M25 motorways within, typically, a drive of five/ten minutes. Watford Junction station provides fast and frequent services into London, Euston.

Council Tax Band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Good Decorative Order Throughout
- Generous Off-Street Parking
- Short Walk to Local Amenities
- 3rd Bedroom/Office
- Open Plan Living/Dining Room
- Kitchen with Breakfast Bar
- Conservatory
- Landscaped Gardens
- Rear Access
- Potential to Extend (STPP)





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

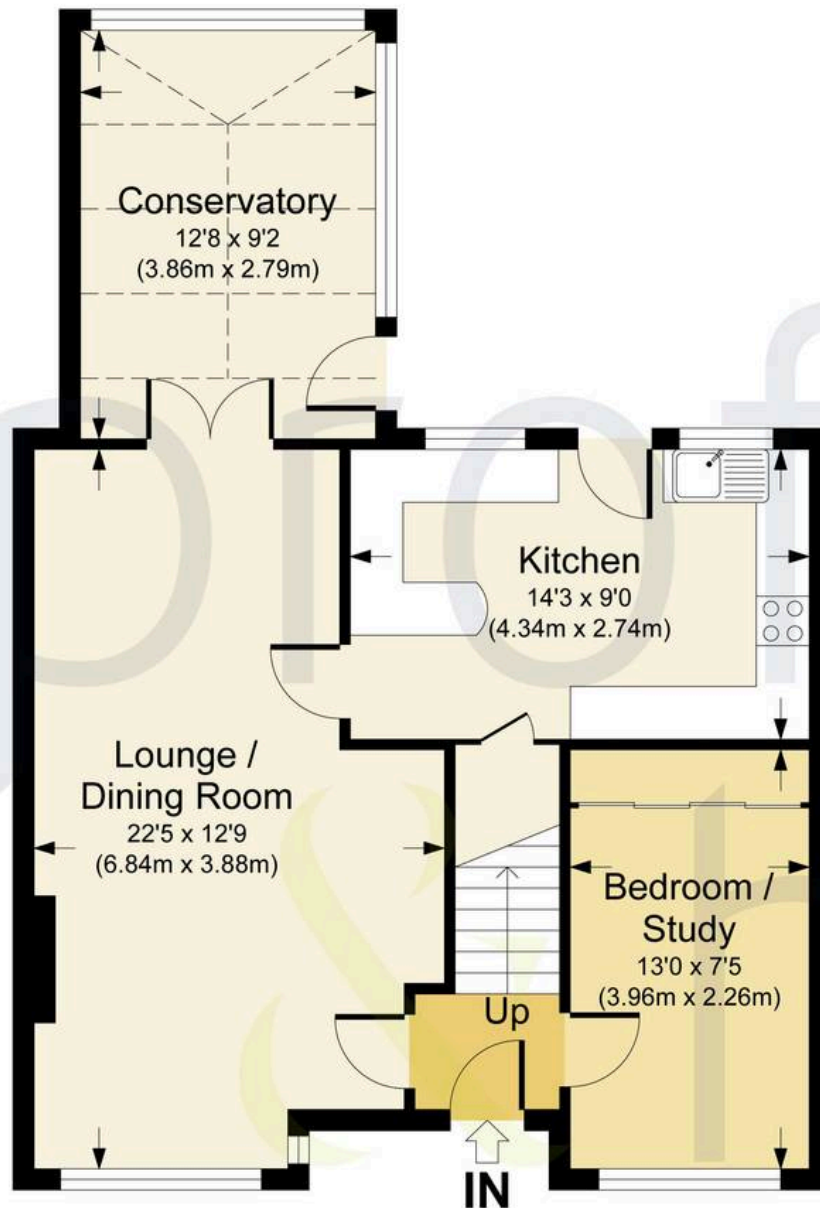
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.



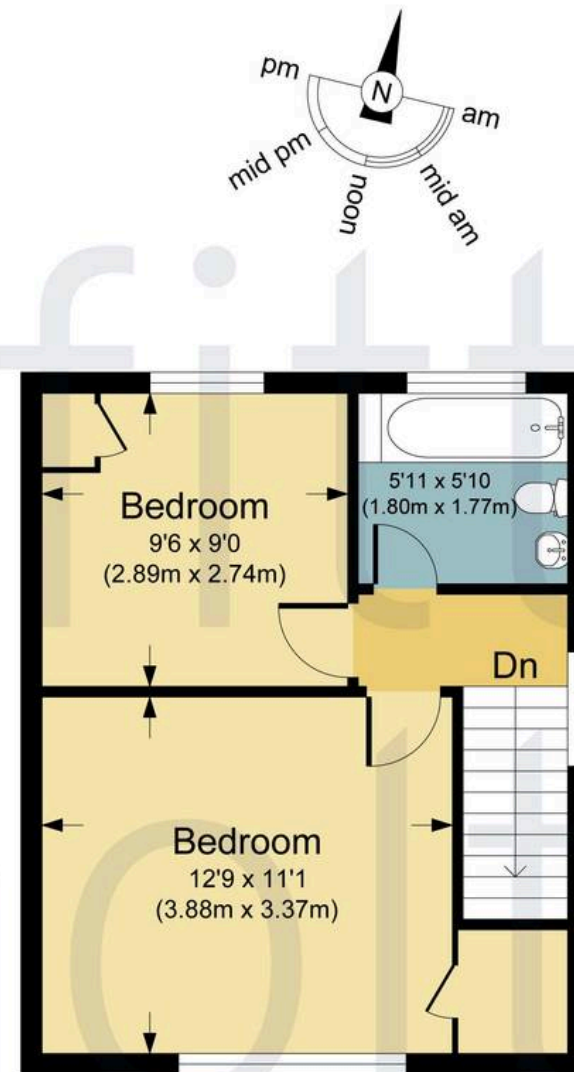




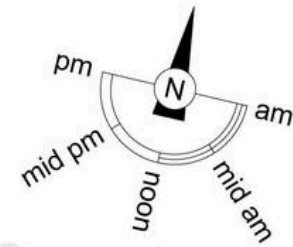




Ground Floor



First Floor



KINGSWOOD ROAD, WD25

APPROX. GROSS INTERNAL FLOOR AREA 973.16 SQ FT / 90.41 SQ M.

PHOLTW : THIS IMAGE IS ILLUSTRATIVE ONLY - NOT TO SCALE. COPYRIGHT:THE IMAGE TAILOR LTD. 2026.





Proffitt & Holt – Watford

141 The Parade, High Street – WD17 1NA

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

