



The Beeches, Halsey Road, Watford

Offers in Excess of £300,000

proffitt
& holt





The Beeches, Halsey Road

Watford

Proffitt & Holt are delighted to present this well-appointed two-bedroom second-floor flat, ideally situated in the heart of Watford town centre. Located within a sought-after gated development, this spacious property offers a blend of convenience, security, and modern living.

The accommodation comprises an entrance hall with an Entryphone system and generous storage, two well-proportioned double bedrooms, a bright and spacious living/dining room, a separate kitchen, and a well-appointed bathroom. Additionally, residents benefit from access to a large boarded loft, providing excellent additional storage.

The development offers allocated and guest parking, as well as well-maintained communal areas. A key feature of this property is the gated pedestrian access, which provides direct entry onto Watford High Street, ensuring immediate access to a wealth of shops, restaurants, and transport links.

Early viewing is highly recommended. For further details or to arrange a viewing, please contact Proffitt & Holt.





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Watford Town Centre provides extensive shopping, transport, and entertainment facilities, including the Atria Watford Shopping & Leisure Centre, The Palace and Pumphouse theatres, Watford Colosseum, and numerous restaurants. For the road user, both the M1 and M25 motorways can be reached, typically, within a drive of five/ten minutes. Watford Metropolitan Line station and Watford Junction mainline station provide fast and frequent services into London.

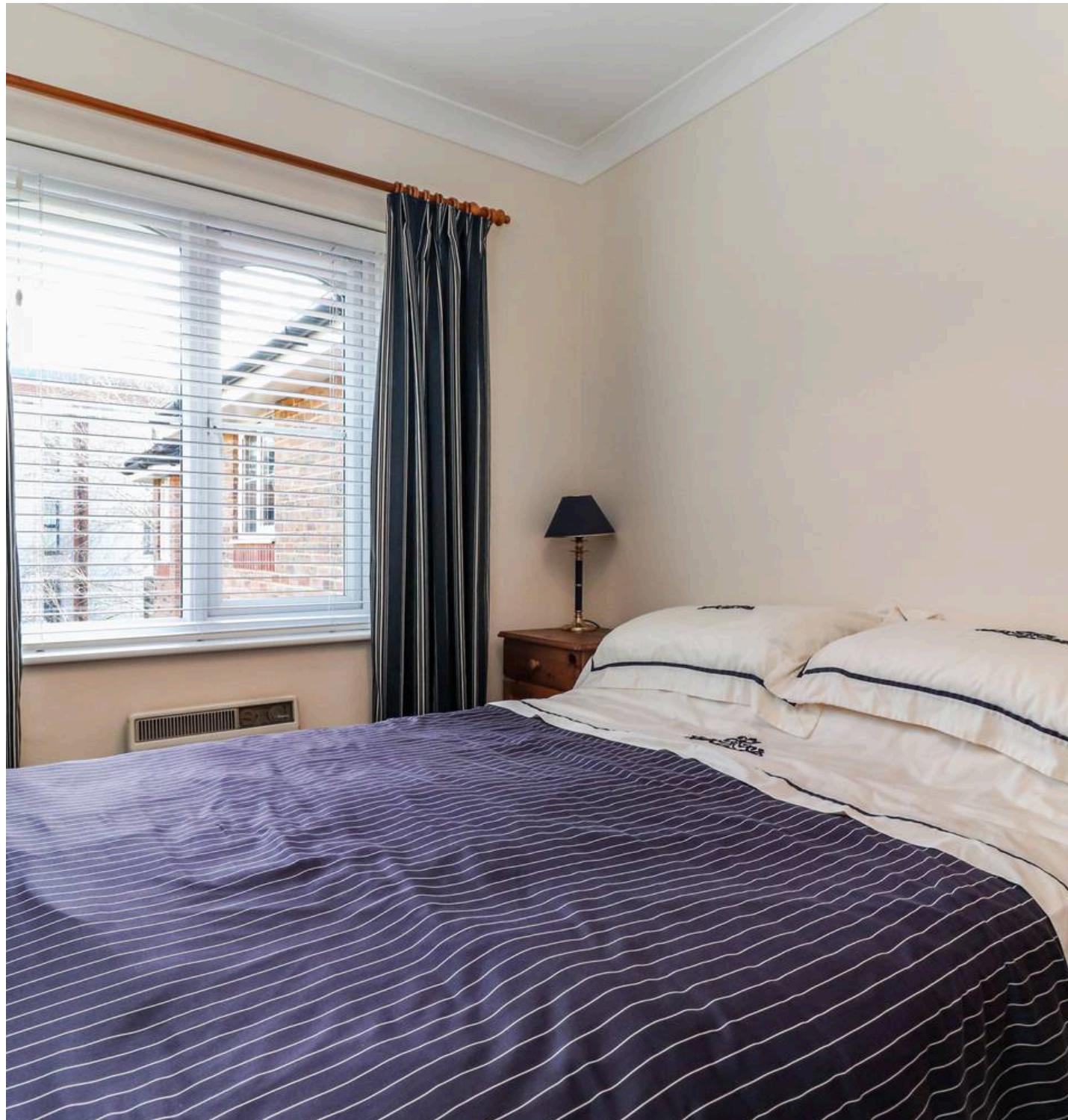
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

- Two Double Bedrooms
- Second Floor Flat
- Central Location
- Close to Local Amenities
- Allocated and Guest Parking
- Gated Development
- Use of Boarded Loft Space





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.

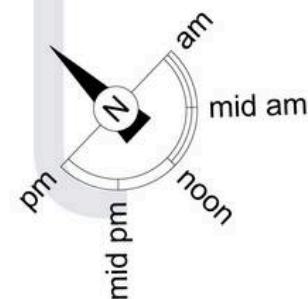




Second Floor

THE BEECHES, WD18

APPROX. GROSS INTERNAL FLOOR AREA 576.83 SQ FT / 53.59 SQ M
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Proffitt & Holt - Watford

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