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Greenbank Road, Watford, WD17 4FJ

Guide price: £585,000 Freehold

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## About the property

This attractive and well-maintained three-bedroom semi-detached property is located on the sought-after Greenbank Road, ideal accommodation for modern family living.

The ground floor features a welcoming entrance hallway, a fully fitted kitchen with a convenient breakfast bar, and generous open-plan living and dining area. Sliding doors open onto the private rear garden, creating a seamless indoor-outdoor flow. A guest WC completes the ground floor layout.

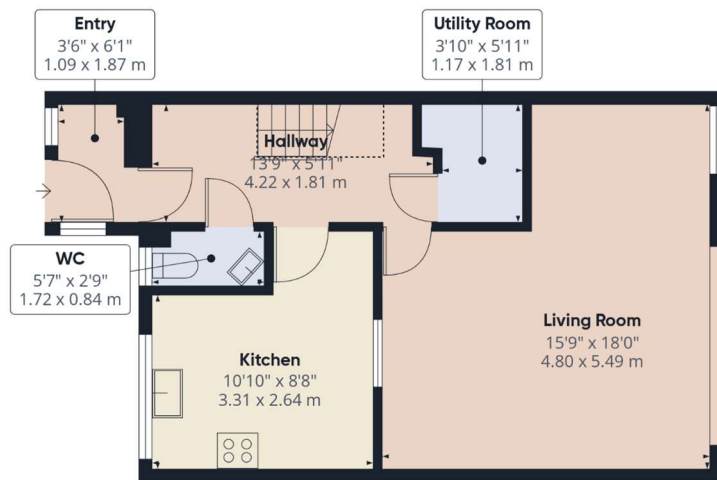
Upstairs, a bright and airy landing leads to the principal bedroom, which benefits from built-in wardrobe and fully tiled ensuite. The first floor also offers a second double bedroom, a well-proportioned single bedroom, and a modern family bathroom.

Outside, the property boasts ample driveway parking and a garage at the front. To the rear, you'll find a private south-west facing garden—perfect for relaxing or entertaining. The property has plenty of potential to extend subject to the usual permissions.

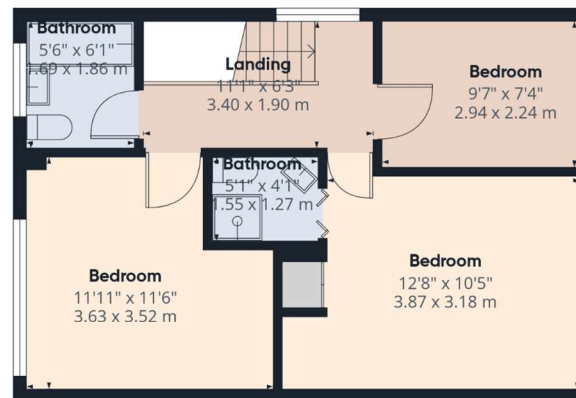
The property is situated moments from OFSTED rated outstanding Holy Rood Catholic Primary School.



- Three bedrooms
- Driveway parking
- Semi-detached home
- Garage
- South-West facing garden
- Close to excellent schools



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

**Approximate total area<sup>(1)</sup>**

1082 ft<sup>2</sup>

100.5 m<sup>2</sup>

**Reduced headroom**

16 ft<sup>2</sup>

1.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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To view this property, contact us on-

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## Area Information

Watford Town Centre has transformed, with the redevelopment of the Atria shopping centre creating extra retail space, a large Cineworld Imax cinema, leisure complex and a vibrant new restaurant hub.

The area is surrounded by some beautiful countryside with many locations to enjoy walking and cycling. There is also a variety of other leisure facilities including golf, football, tennis and cricket. There are many leisure and health clubs close by providing swimming and sports facilities and Watford is home to one of England's most luxurious golf courses at The Grove, Chandlers Cross.

The business climate is developing, and the business start-up rate is high in the area. Significant investment in the area has contributed to greater employment and this will continue to be the case as the re-development of the town centre is creating further employment opportunities.

**Local Authority:** Watford Borough Council

**Council Tax:** Band E

**Approximate Floor Area:** 1,082 sq ft

**Nearest Station:** 2 miles to Watford Junction Station

**Distance to Town Centre:** 2.1 miles to Watford Town Centre

**Nearest Motorway:** 1.2 miles to the M25



Every care has been taken to ensure that the details in this brochure represent an accurate description of the property. However, we wish to inform prospective purchasers that these sales particulars are a general guide and none of the statements or dimensions should be relied upon as statements of representation or fact. Transparency of referral fees: We're legally required to inform you that we receive referral income from the following solicitors and surveyors up to the value of £150.00 per transaction; Archer Rusby Solicitors LLP, Taylor Walton Solicitors, Hanney Dawkins & Jones Solicitors, The Partnership, & Woodward Surveyors. For financial services we recommend Severn Financial and one of our directors does have a vested interest in the business. We take an average referral fee of £90. We recommend these companies because we believe they offer an excellent service, however, you are not under any obligation to use them.

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