



Cole Road, Watford, Hertfordshire WD17 4QR
Guide price: £550,000 Freehold

sewell &
gardner



About the property

Located in the sought-after Nascot Wood area, this deceptively spacious three-bedroom mid-terrace cottage is just a short walk from Watford Junction Station. Nestled in a quiet cul-de-sac on Cole Road, the property benefits from residents-only parking to the front.

The ground floor offers a bright and airy open-plan sitting/dining room with double doors leading to a charming courtyard-style rear garden. The fitted kitchen is conveniently positioned at the rear of the property.

A unique feature of this home is the basement level, accessible via stairs from the sitting room, providing a versatile space ideal for a home office or gym.

Upstairs, the landing leads to three well-proportioned double bedrooms and a family bathroom.

The home is double glazed and centrally heated throughout and viewing is highly recommended to fully appreciate the generous living space this delightful cottage has to offer.

Local Authority: Watford Borough Council

Approximate floor area: 1,055 sq ft

Council Tax Band: D

Tenure: Freehold



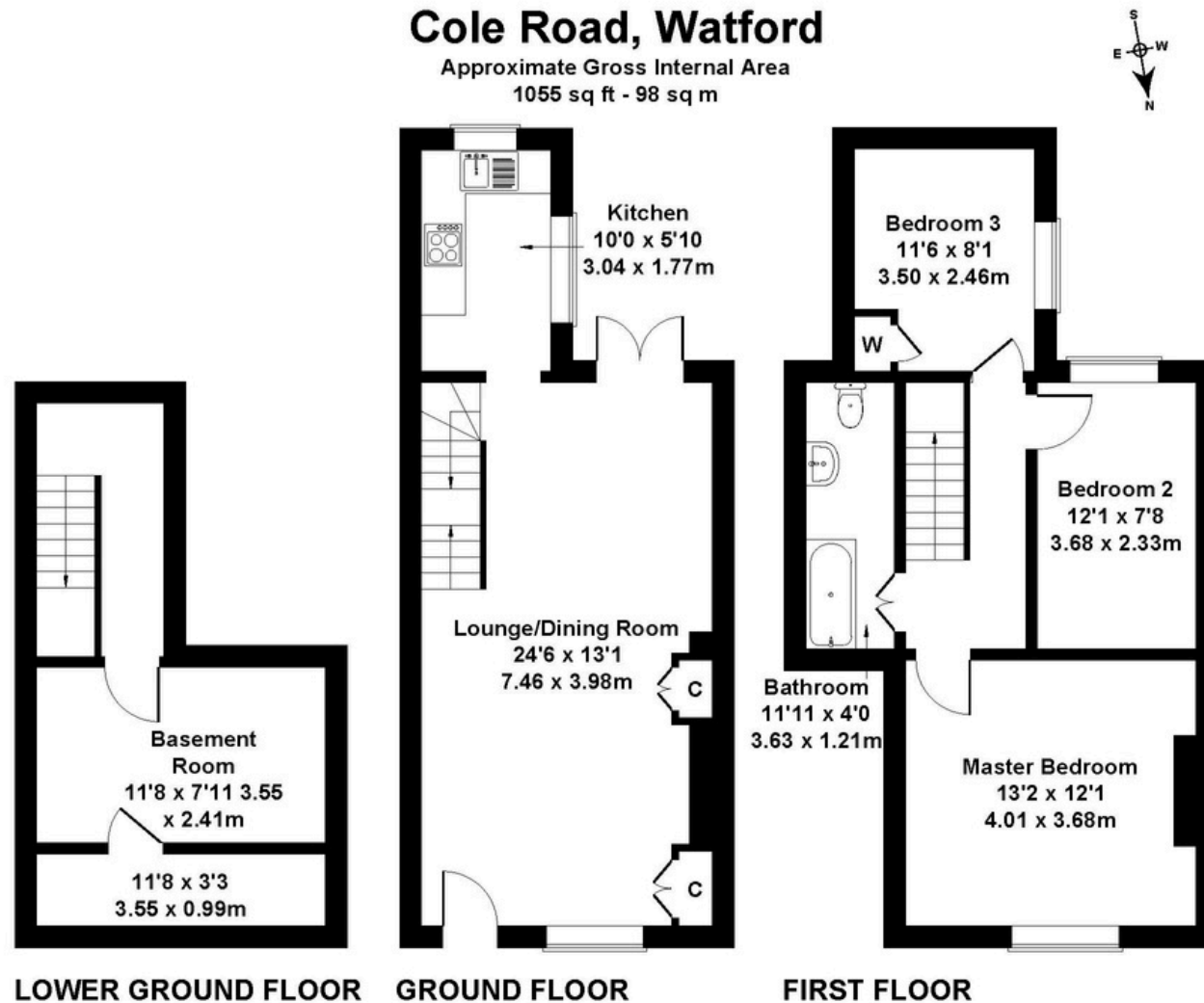


Key features

- Three bedrooms all off landing
- Bathroom off landing
- Mid-terrace cottage (with side access)
- Basement level ideal for home office or gym
- A short walk to Watford Junction Station
- Courtyard style rear garden
- Residents only parking on Cole Road



Floorplan



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

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, Changers 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.

- 0.4 miles to Watford Junction
- 0.6 miles to Watford High Street
- Nearest Motorway: 1.9 miles to M25

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



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