



Park Road, Watford, Hertfordshire, WD17 4QN
Offers in excess of: £1,450,000 Freehold

sewell &
gardner



About the property

Positioned on a generous plot of approximately 0.25 acres, this unique semi-detached character property on the prestigious Park Road in Watford offers five spacious double bedrooms, three bathrooms, and an impressive blend of period charm and contemporary design.

The accommodation is presented in excellent condition and comprises a welcoming hallway which leads onto an impressive open-plan kitchen, dining, and living space with stunning features including the log fire and beautiful floor to ceiling bay window leading out to the spacious garden. Additional rooms include a dedicated study with garden access, a cosy playroom, a separate living room, utility and wet room with adjoining storage area.

Upstairs a split staircase leads to a bright and spacious landing. The outstanding principal bedroom features a stunning floor-to-ceiling bay window with Juliet balcony, vaulted ceiling, period radiators, feature fire, walk-in wardrobe, and a luxurious en-suite bathroom. Three further well-proportioned double bedrooms and a family bathroom complete this level.

Three further well-proportioned double bedrooms and a family bathroom complete this level. The alternate staircase leads to bedroom two, a wonderfully light room with vaulted ceiling, dual-aspect windows, and a private en-suite — ideal for guests or extended family.

Throughout the property, heritage-style sash windows add timeless elegance, while integrated ceiling speakers provide modern convenience.

Externally, the property boasts ample off-street parking via a large private driveway, CCTV and a spacious, well-maintained rear garden complete with shed — ideal for families and outdoor living.

The property is ideally situated within 0.4 miles of Watford Junction Station and is close to by to excellent local schooling and amenities.

Local Authority: Watford Borough Council

Approximate floor area: 3,047 sq ft

Council Tax Band: F

Tenure: Freehold





Key features

- Five bedrooms
- Semi-detached home
- 0.25 acre plot
- Driveway parking
- Close to Watford Junction Station
- Easy access to both M1 and M25 motorways
- Well-maintained rear garden
- Character property
- Underfloor heating throughout the ground floor



Floorplan



Floor 0



Floor 1



Approximate total area⁽¹⁾
3047 ft²
283.1 m²

(1) Excluding balconies and terraces

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 are based on RICS IPMS 3C standard.

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Area Information

Watford Town Centre has transformed, with the redevelopment of the Harlequin 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.

There is also the benefit of easy access to London from both Watford Junction and Watford Metropolitan line stations

- 0.4 miles to Watford Junction Station
- 0.5 miles to Watford Town Centre
- Nearest Motorway: 1.8 miles to M25

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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