



Park Road, Watford, Hertfordshire, WD17 4QN
Guide price: £1,420,000 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: 3,025 sq ft

Council Tax Band: F

Tenure: Freehold





Key features

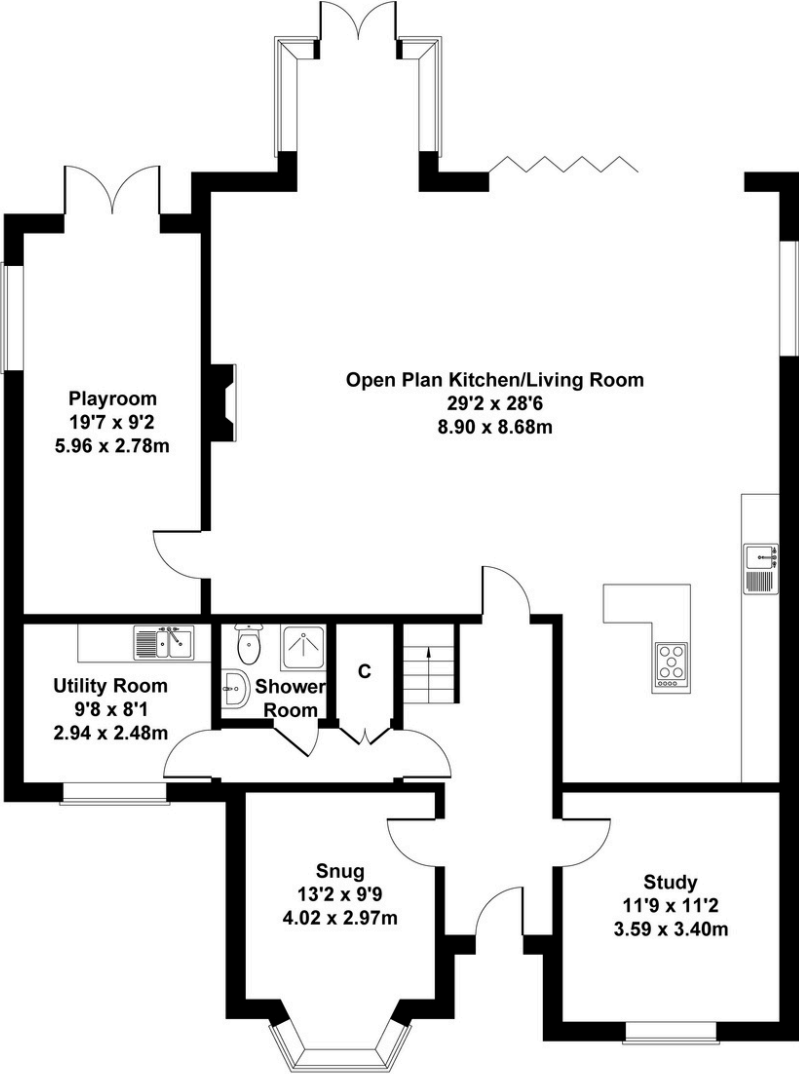
- Five bedrooms
- Semi-detached home
- 0.25 acre plot
- Driveway parking
- Close to Watford Junction Station
- Easy access to both M1 and M25 motorways
- Well-maintained rear garden
- Character property
- Underfloor heating throughout the ground floor



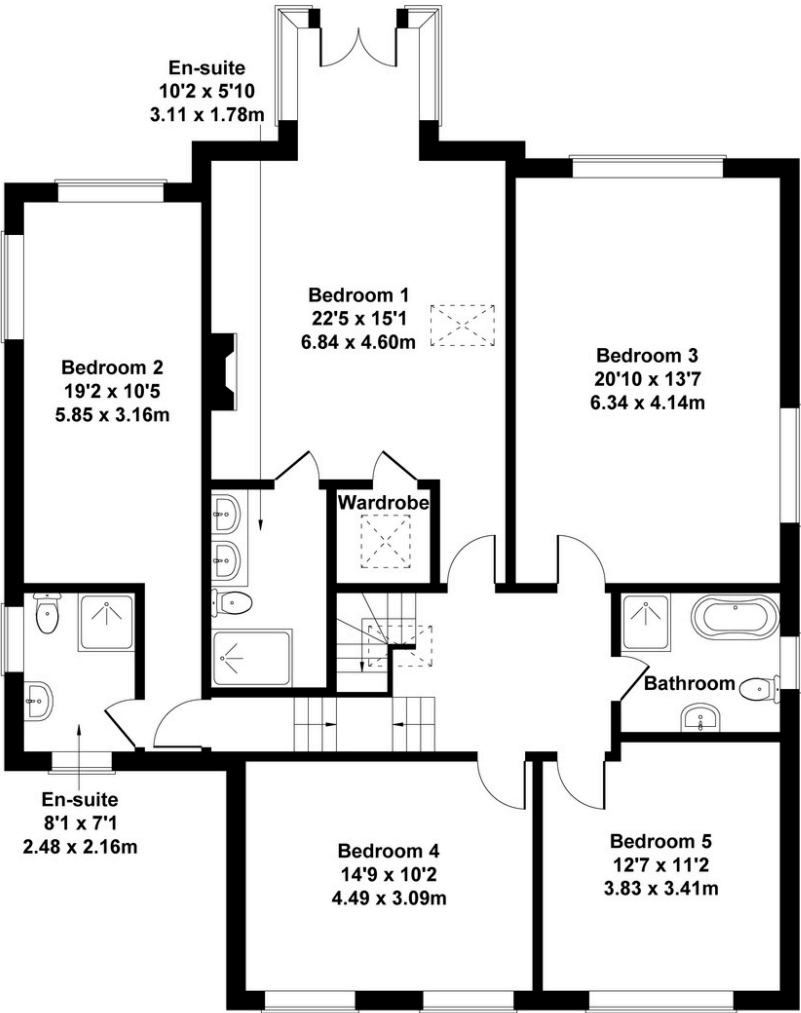
Floorplan

Park Road, Watford

Approximate Gross Internal Area
3025 sq ft - 281 sq m



GROUND FLOOR



FIRST FLOOR



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

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.



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		





Contact Sewell & Gardner on 01923 776400 or sgsales@sewellgardner.com