



Prince Street, Watford

Guide Price £495,000

proffitt
& holt





Prince Street

Watford

This well-presented three-bedroom mid-terrace home offers an excellent opportunity for families and professionals seeking both comfort and convenience in a highly desirable Watford location. Ideally positioned within easy reach of Watford Junction Station, the property provides excellent transport links for commuters.

The accommodation comprises a bright and welcoming living room with separate dining room alongside a modern kitchen that is ideal for both everyday living and entertaining guests.

The property benefits from two bathrooms, one located on the ground floor and the other on the first floor, offering added convenience for busy households.

Upstairs, there are three well-proportioned bedrooms, together with a versatile loft room that could be used as a home office, hobby room, or occasional guest space.

To the rear, a generously sized private garden provides a great outdoor retreat, complete with a powered shed offering excellent storage or workshop potential.

The property is within walking distance of Watford town centre, where a wide range of shops, restaurants, and local amenities can be found. Nearby parks and green spaces also provide excellent recreational opportunities. Combining spacious accommodation, modern features, and a prime location, this home is perfectly suited to those looking to enjoy the best of Watford living.



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Watford Town Centre provides extensive shopping, transport and entertainment facilities, including the Harlequin Watford Shopping 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. For the rail commuter, Watford Metropolitan Line station and Watford Junction mainline station provide fast and frequent services into London.

- Close To Watford Junction Station
- 3 Bedrooms
- Private Rear Garden
- Walking Distance To Town Centre
- Close To Parks
- 2 Bathrooms
- Loft Room
- Living Room with door to rear exterior
- Separate Dining Room
- Modern Kitchen
- Workshop with power





General Information

EPC - Energy Efficiency Rating : D

Council Tax Band : C

Tenure: Freehold

Services

Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

For broadband and mobile speeds see:

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

Fixtures and Fittings

All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.







PRINCE STREET, WD17

APPROX. GROSS INTERNAL FLOOR AREA 1211.47 SQ FT / 112.55 SQ M. INC. OUTBUILDING

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Proffitt & Holt – Watford

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