



**West Drive, Watford – First Floor Maisonette – FREEHOLD**

In Excess of **£250,000**

proffitt  
& holt





## West Drive

Watford

An excellent opportunity to acquire this charming one-bedroom first-floor freehold maisonette, ideally positioned within easy reach of local shops, amenities and excellent transport connections, including nearby motorway links.

The property offers well-proportioned accommodation throughout, comprising a dual aspect spacious and bright lounge/dining room, a generous double bedroom with fitted storage and built-in vanity sink unit, a fitted kitchen and a shower room. Characterful bay windows to both the living room and bedroom provide an abundance of natural light, creating a welcoming and airy feel throughout.

A particular feature of this property is its freehold status, together with the added benefits of off-street driveway parking and a private rear garden, providing valuable outdoor space rarely found with properties of this type.

Conveniently located close to a range of everyday amenities, shopping facilities and transport routes, the property is perfectly suited to first-time buyers, downsizers and investors alike. Early viewing is highly recommended to fully appreciate the space, convenience and potential this delightful home has to offer.

Offered for sale with NO UPPER CHAIN.



## West Drive

### Watford

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. Watford Metropolitan Line station and Watford Junction mainline station provide fast and frequent services into London.

- First Floor Freehold Maisonette
- Spacious Dual Aspect Lounge/Dining Room
- One Double Bedroom
- Bright Accommodation with Bay Windows
- Driveway Parking For Two Cars
- Private Rear Garden
- Excellent Transport and Motorway Links
- No Upper Chain





## General Information

EPC - Energy Efficiency Rating: C

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.

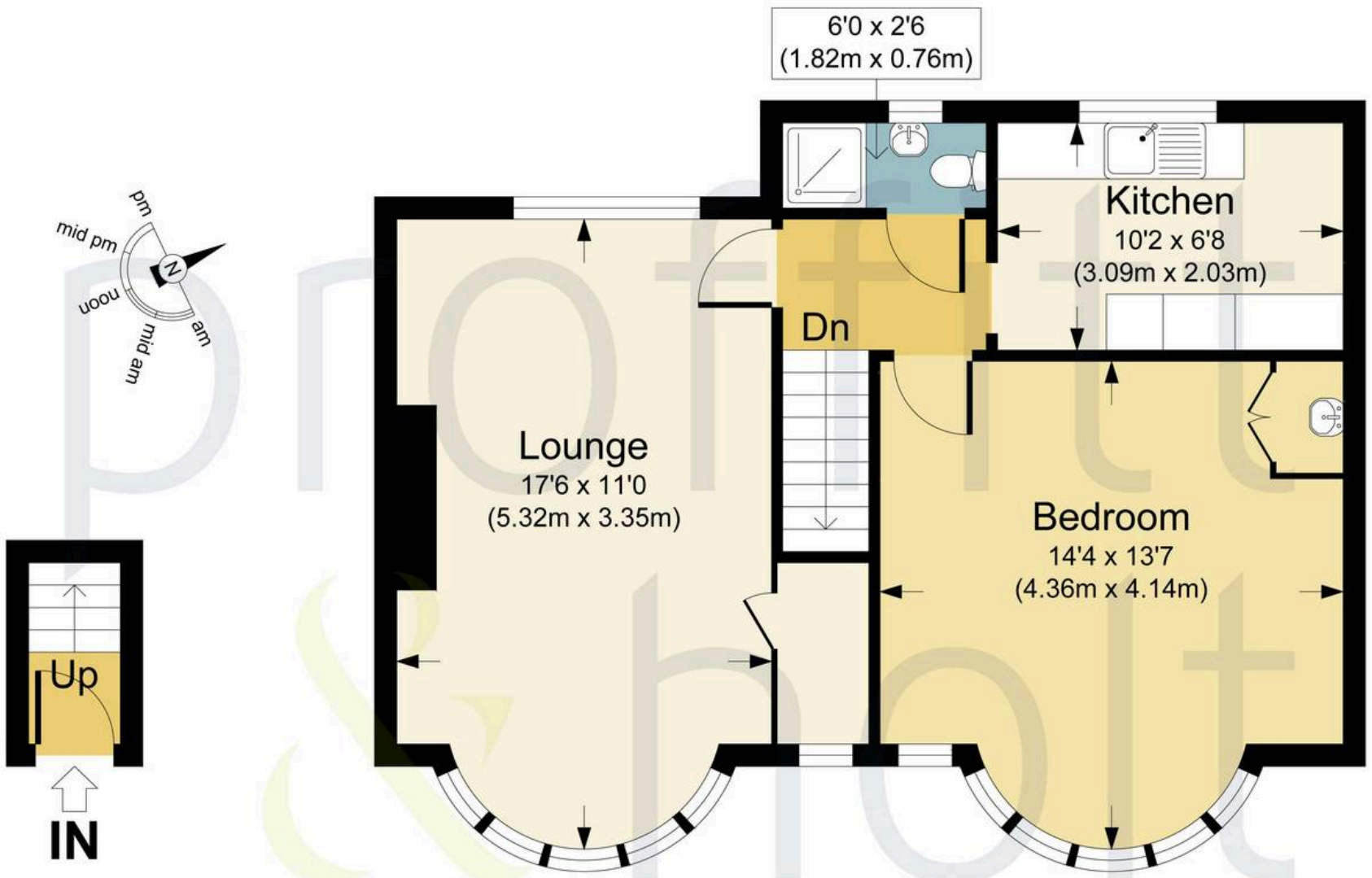
For broadband and mobile speeds see:

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## Fixtures and Fittings

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





Ground Floor

First Floor

WEST DRIVE, WD25

APPROX. GROSS INTERNAL FLOOR AREA 523.98 SQ FT / 48.68 SQ M.

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## Proffitt & Holt – Watford

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