



**Bucknalls Lane, Watford**

Guide Price **£1,350,000**

proffitt  
& holt





## Bucknalls Lane

Watford



A rare and exciting opportunity to purchase this immaculately presented five-bedroom detached family home with planning permission granted for two semi-detached homes. Having been in the family for 50 years, it has been lovingly cared for and is situated on one of the area's most sought-after roads and within easy walking distance of Parmiter's School. Additionally, there are a number of attractive walks right on your doorstep, with a substantial woodland, nature reserve and the impressive Munden Estate all just a few minutes walk away.

Occupying a generous plot, this exceptional property offers spacious and versatile accommodation throughout, perfectly suited to modern family living. The ground floor features a welcoming entrance hall, multiple reception areas, a well-appointed kitchen, and the added convenience of a downstairs WC. The first floor provides five well-proportioned bedrooms and family bathroom facilities, as well as an additional WC. Externally, the property benefits from secure gated parking to both the front and rear, providing ample off-street parking for multiple vehicles. Further enhancing its appeal are two detached double garages located at the rear of the plot, in addition to a further garage attached to the main house. The garden is a sprawling and particularly private space, with various areas which have been perfectly designed for al fresco dining or simply to relax and enjoy your surroundings. The manicured lawns and patio areas are complimented by established borders and a number of fruit trees - pear and apple. Of particular interest to developers and investors, planning permission has been granted for the construction of two semi-detached houses, presenting a unique development opportunity while retaining the existing home's considerable appeal. Three Rivers Planning Reference 25/1921/FUL.

Ideally positioned for excellent transport links, local amenities, and highly regarded schooling, this outstanding property combines immediate family living with significant future potential. Early viewing is highly recommended to fully appreciate the accommodation, plot size, and development opportunity on offer.



## Bucknalls Lane

Garston, Watford



Garston is situated on the north side of Watford and has several schools, parks, local amenities, and links to the major motorways. Garston train station with the Abbey Line service runs between St Albans and Watford Junction, which in turn provides fast and frequent services into London, Euston. Watford town centre provides extensive shopping, transport, and entertainment facilities, including the Harlequin Watford Shopping & Leisure Centre, The Palace and Pumphouse theatres, Watford Colosseum, and numerous restaurants. For the road commuter, both the M1 and M25 motorways are within a drive of approximately five minutes.

- Planning Permission Granted For 2 Semi-Detached Houses
- Three Rivers Planning Reference 25/1921/FUL
- 5 Bedroom Detached Family Home
- Secure Gated Parking To Front And Rear
- Popular Road Within Walking Distance Of Parmiters School
- Excellent Transport Links
- 2 Detached Double Garages At Rear And A Further Garage Attached To The Main House
- Immaculately Presented Throughout
- Downstairs W/C





## General Information

EPC - Energy Efficiency Rating: D

Council Tax Band: F

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.







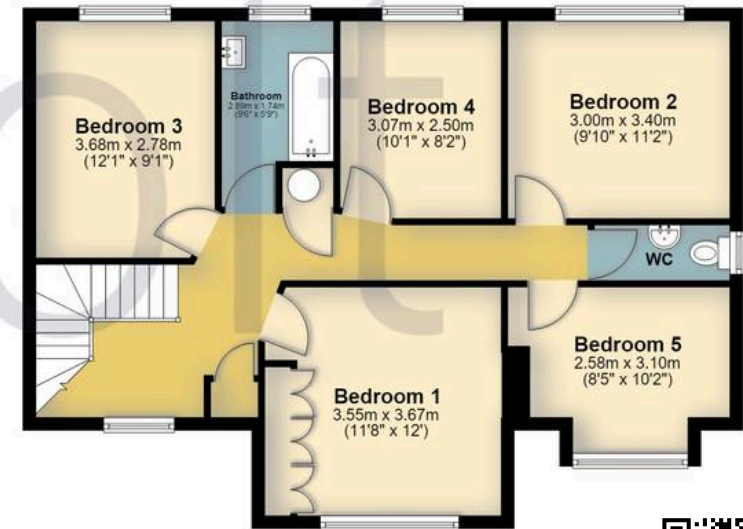




**Ground Floor**  
Approx. 136.5 sq. metres (1469.0 sq. feet)



**First Floor**  
Approx. 72.5 sq. metres (779.9 sq. feet)



Total area: approx. 208.9 sq. metres (2248.9 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - Unauthorised reproduction prohibited.  
Plan produced using PlanUp.





## Proffitt & Holt – Watford

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