



Rembrandt Way, Watford

Guide Price £585,000

proffitt
& holt





Rembrandt Way

Watford



Situated in a peaceful cul-de-sac location, this well-presented three bedroom, two bathroom town house offers spacious and versatile accommodation arranged over multiple floors, ideal for modern family living.

The property features a bright and generous living room, a contemporary kitchen/dining room and well-proportioned bedrooms throughout. The principal bedroom benefits from fitted storage and is complemented by modern bathroom facilities, providing both comfort and practicality for families and professionals alike.

Externally, the home enjoys a private rear garden, ideal for outdoor dining and relaxing, while to the front there is a driveway providing off-street parking and access to the integral garage, offering excellent storage or additional parking.

Perfectly positioned close to the highly regarded Watford Grammar School for Boys, the property is ideally suited to families. A range of local amenities, transport links, and shopping facilities are also within easy reach, making this an exceptionally convenient and desirable place to live.



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The property is situated close to Watford Town Centre and Watford Metropolitan Line tube station, the 'Green Flag' award-winning Cassiobury Park, and Watford Grammar Schools. Watford town centre provides excellent shopping, leisure, and entertainment facilities, including the Atria Watford Shopping & Leisure Centre, Cineworld Cinema (with IMAX), The Palace Theatre, and a variety of restaurants. For the road user, both the M1 and M25 motorways can be reached, typically, within a drive of five/ten minutes.

- Three Bedroom Town House
- Two Bathrooms plus WC on Ground Floor
- Accommodation Laid Out Over Three Floors
- Fitted Kitchen
- Spacious Sitting/Dining Room
- Integral Garage
- Driveway Parking
- Located Close to Watford Boys Grammar School
- Enclosed Rear Garden
- Quiet Cul-de-Sac Location





General Information

Council Tax Band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

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:

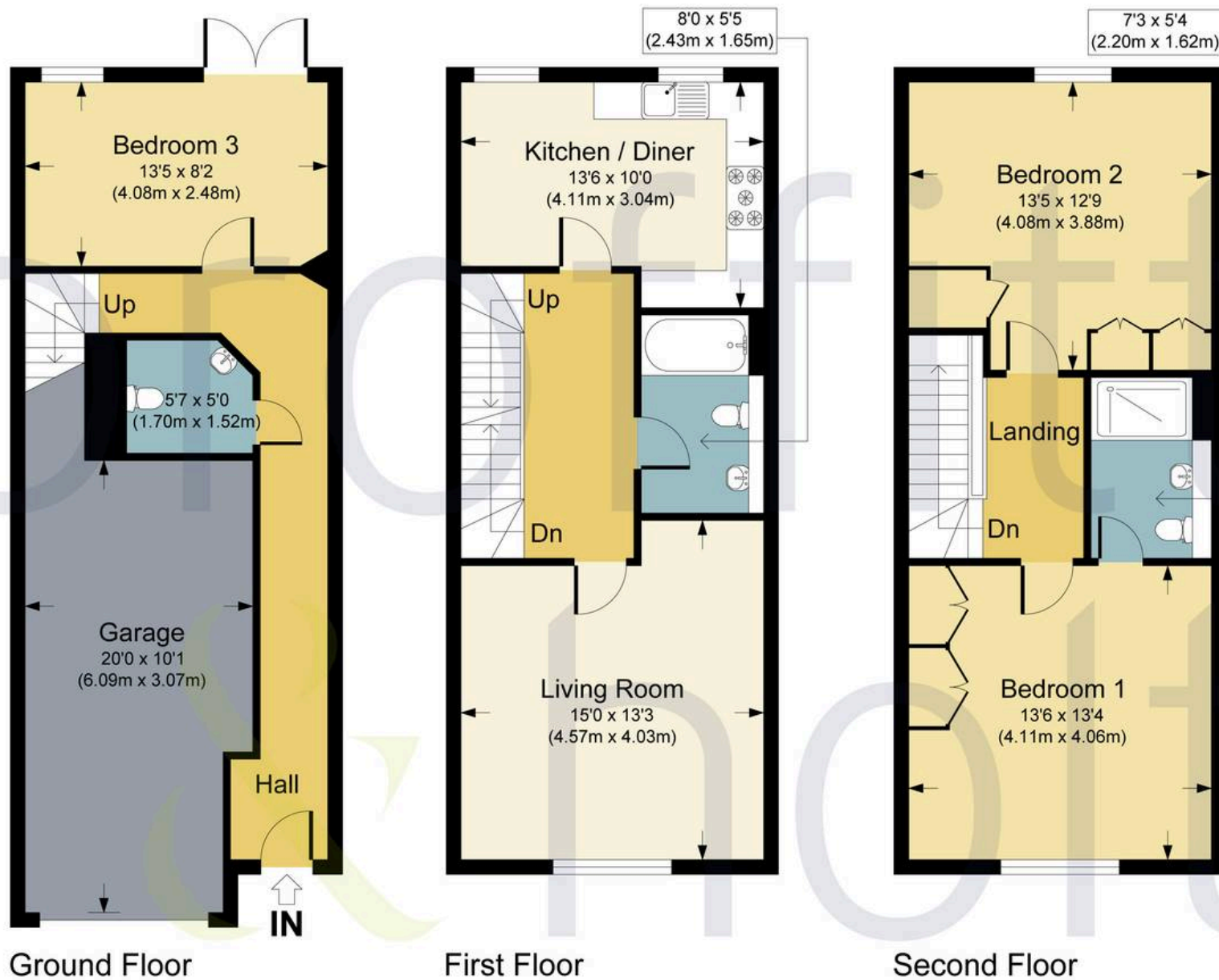
<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

Fixtures and Fittings

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



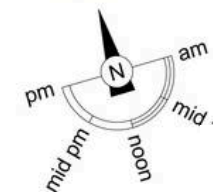




REMBRANDT WAY, WD18

APPROX. GROSS INTERNAL FLOOR AREA 1400.92 SQ FT / 130.15 SQ M. INC. GARAGE

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Proffitt & Holt – Watford

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