



Gisburne Way, Watford

Guide Price £465,000

proffitt
& holt





Gisburne Way

Watford



Situated in a popular residential location, this beautifully presented two-bedroom end-of-terrace home offers stylish interiors, generous living space and excellent outdoor accommodation, making it an ideal purchase for first-time buyers, downsizers or young families. The ground floor comprises a welcoming entrance hall leading to a bright and spacious living/dining room, creating a superb space for both relaxing and entertaining. The modern fitted kitchen offers an excellent range of cupboards, ample worktop space and integrated appliances, with views over the rear garden. A convenient ground floor cloakroom completes the accommodation. Upstairs, the property offers two generous double bedrooms, both well-proportioned and filled with natural light, together with a contemporary family bathroom finished to a high standard.

Outside, the private rear garden provides an attractive combination of patio and lawn, offering the perfect setting for outdoor dining, entertaining or simply enjoying the warmer months. To the front, a private driveway provides off-street parking and leads to the garage, offering excellent storage, secure parking or potential workshop space. The property is presented in excellent decorative order throughout, allowing the next owners to move straight in and enjoy everything this wonderful home has to offer. Combining modern living, excellent presentation and practical features including a garage, driveway and private garden, this superb home represents an outstanding opportunity. Early viewing is highly recommended.

Planning permission has been approved for a single story rear extension, double story side extension. Reference to the planning approval: 25/01041/FULH Link to documents: <https://pa.watford.gov.uk/publicaccess/applicationDetails.do?activeTab=documents&keyVal=T6DFEGQWM5U00>



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

- Semi-Detached Family Home
- Two Bedrooms
- Modern Kitchen
- Living/Dining Room
- Downstairs Cloakroom
- Family Bathroom
- Enclosed Rear Garden
- Driveway Parking
- Single Garage





General Information

EPC – Energy Efficiency Rating: C

EPC – Environmental Impact Rating: D

Council Tax Band: D

Tenure: Freehold

Services

For broadband and mobile speeds see:

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

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

Fixtures and Fittings

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



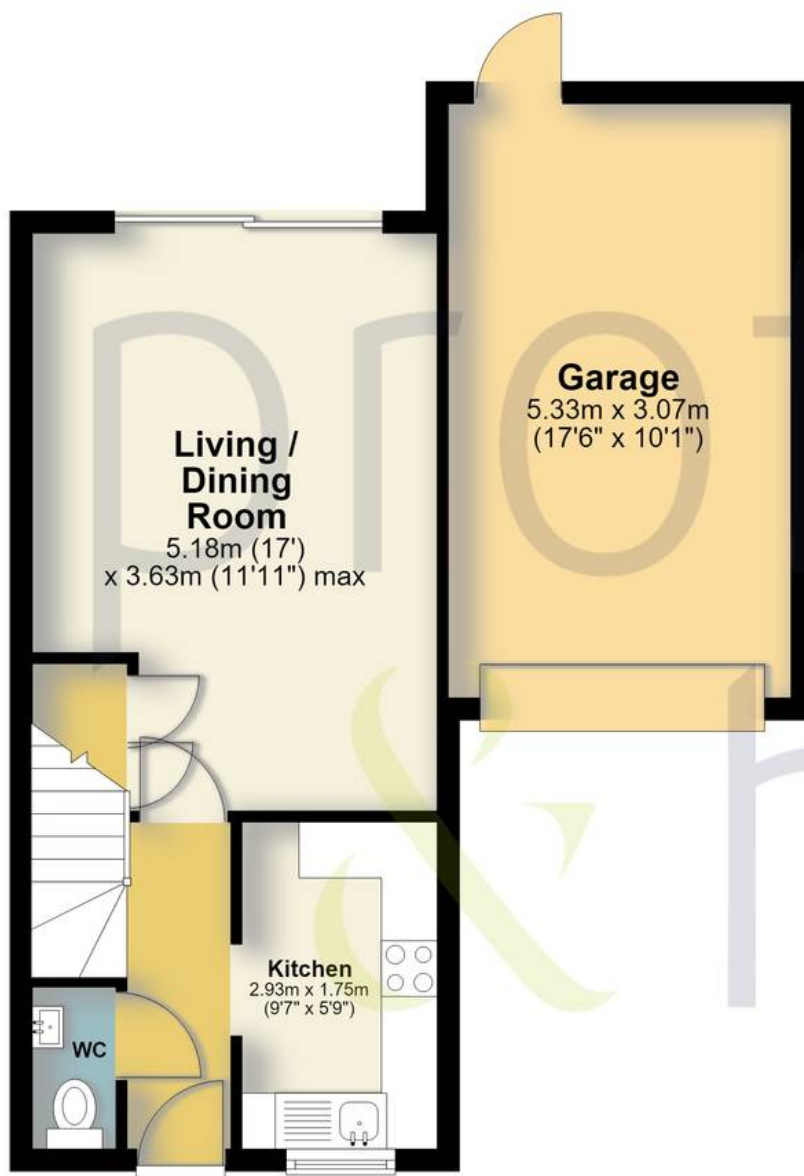






Ground Floor

Approx. 46.6 sq. metres (501.6 sq. feet)



First Floor

Approx. 30.3 sq. metres (325.6 sq. feet)



Total area: approx. 76.8 sq. metres (827.2 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 -

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Plan produced using PlanUp.





Proffitt & Holt – Watford

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