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FOR SALE
01903 222502

Bushey Mill Lane, Watford

In Excess of £500,000

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Bushey Mill Lane

Watford

Offered to the market with **no upper chain**, this traditional 1930s three-bedroom semi-detached home presents a fantastic opportunity for buyers looking to modernise and create their ideal family home. Having already been extended to the ground floor, the property offers generous living accommodation whilst still providing plenty of scope to further improve and extend, subject to the necessary planning permissions.

The ground floor comprises spacious and versatile living areas, complemented by a separate utility room and WC, providing practicality for modern family life. The existing extension enhances the overall footprint of the home, while the well-proportioned layout offers excellent flexibility for future reconfiguration.

Upstairs, there are three good-sized bedrooms and a family bathroom, with ample opportunity to update the accommodation to suit individual tastes and requirements.

Externally, the property benefits from a private driveway providing off-street parking for multiple vehicles, alongside a garage and a substantial workshop, making it ideal for hobbyists, those working from home, or buyers requiring additional storage. The rear garden offers further potential to landscape and create an excellent outdoor entertaining space.

Conveniently situated close to excellent transport links, local amenities and well-regarded schooling, this is a superb opportunity to acquire a characterful home with enormous potential in a highly desirable location.





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The property is situated within a sought-after residential location within the catchment area and easy walking distance of Northfield and Parkgate Schools, plus Knutsford School. Also, close-by are local shops, amenities and the Watford North train station which runs an Abbey Line service between St Albans and Watford Junction. Watford Junction provides fast and frequent services to London, Euston and for the road user, the M1 and M25 motorways can be reached, typically, within a drive of five/ten minutes. Watford Town Centre provides extensive shopping, transport, and entertainment facilities, including the Atria Watford Shopping & Leisure Centre, The Palace and Pumphouse theatres, Watford Colosseum, and numerous restaurants.



- Traditional 1930's Home
- Extended To The Ground Floor
- Plenty Of Potential To Improve And Extend (STPP)
- Workshop
- Separate Utility Room And Toilet
- Close To Transport Links, Amenities And Local Schooling
- No Upper Chain
- Driveway For Multiple Vehicles Plus Garage



General Information

EPC – Energy Efficiency Rating: D

Council Tax Band: D

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.







BUSHEY MILL LANE, WD24

APPROX. GROSS INTERNAL FLOOR AREA 1514.59 SQ FT / 140.71 SQ M. INC. GARAGE / WORKSHOP

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