



Perivale Gardens, Watford

Guide Price £450,000

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& holt





Perivale Gardens

Watford



An excellent opportunity to acquire a three-bedroom semi-detached house situated on the popular and highly sought-after Kingswood Estate.

The property is currently unmodernised, providing an exciting opportunity for a purchaser to update and modernise the accommodation to their own taste and requirements. Being un-extended, there is also excellent scope to explore further improvements and potentially reconfigure or extend the property, subject to the usual permissions.

The accommodation begins with an entrance hall leading to the living room and kitchen, with stairs rising to the first floor. The living room is open plan to the dining room and benefits from a bay window overlooking the front, while the dining room has a door leading to the rear garden. The kitchen has a useful side door providing access to the outside. Upstairs, there are two good-sized double bedrooms and a smaller single bedroom, all accessed from the landing, together with a family bathroom.

Outside, the property benefits from a good-sized rear garden with a shed and separate workshop both with power. At the bottom of the garden is a garage, also with power outlet and car port, accessed via a service road. To the front is a large driveway providing ample off-street parking, with useful side access to the rear garden.

With its generous plot, un-extended layout and scope for modernisation and further improvement, this is an excellent prospect for someone looking to create a home tailored to their own style and requirements.

The property is offered for sale with no upper chain and is brought to the market by Proffitt & Holt.



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Kingswood residential area is located on the north side of Watford and benefits from Kingsway Junior and Infant School, local shops and amenities, approximately one mile from Garston station with the Abbey Line service between St Albans and Watford Junction, and two miles from Watford Town Centre, with its excellent shopping, entertainment and transport facilities. The property is also well-located for easy access to the motorway network, with both the M1 and M25 motorways within and the A41, typically, a drive of five/ten minutes. Watford Junction station provides fast and frequent services into London, Euston.



- Three-Bedroom Semi-Detached
- Popular Kingswood Estate
- Scope for Modernisation
- Excellent Potential
- Good-sized Rear Garden
- Garage & Car Port
- Large Front Driveway
- No Upper Chain





General Information



EPC – Energy Efficiency Rating: D

EPC – Environmental Impact Rating: D

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:

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

Fixtures and Fittings

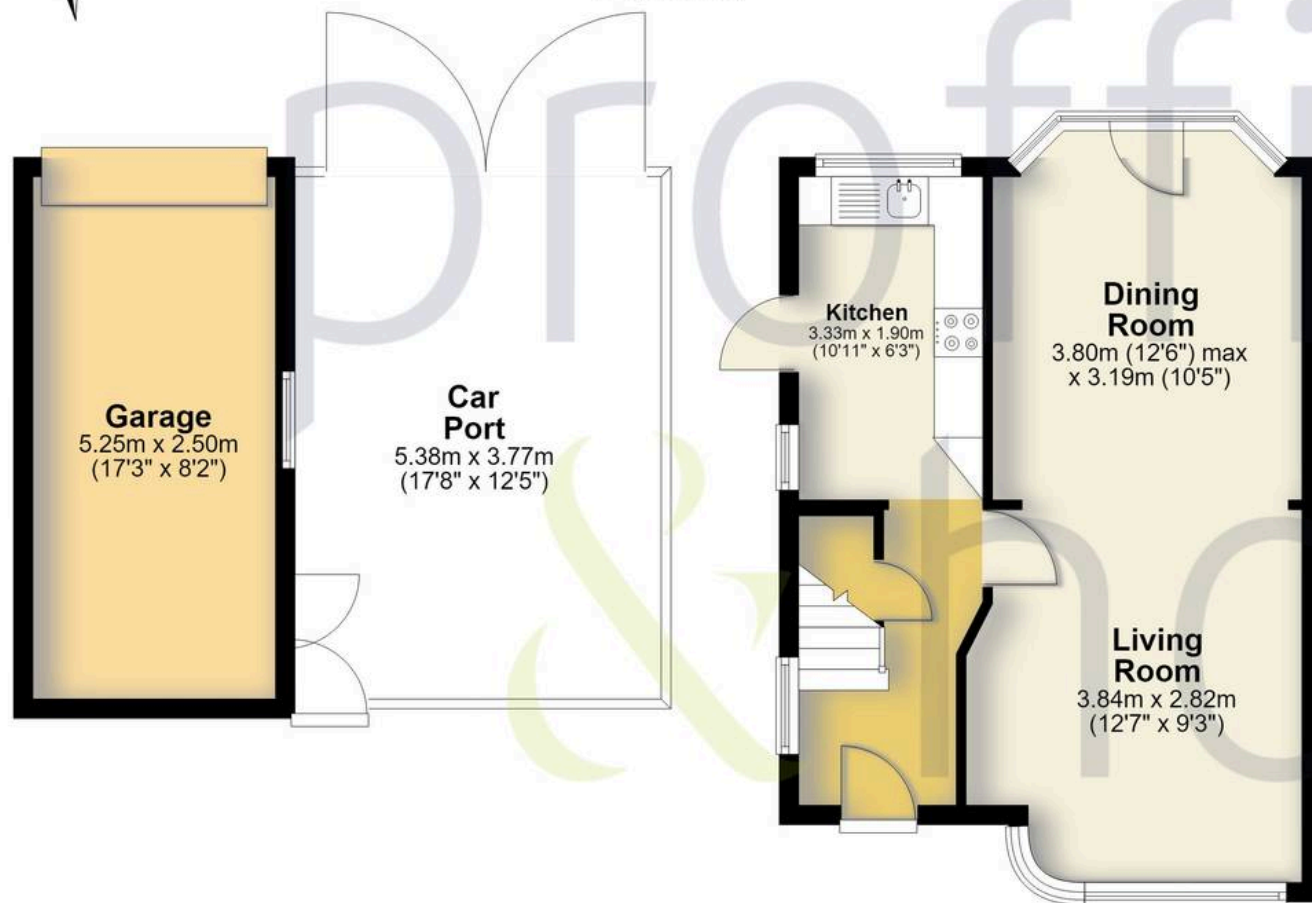
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.





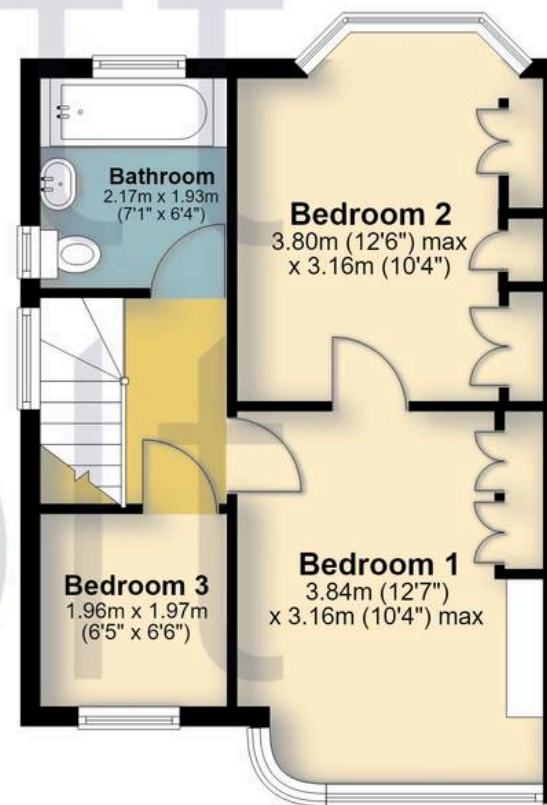
Ground Floor

Approx. 49.5 sq. metres (532.7 sq. feet)
(excluding Car Port)



First Floor

Approx. 36.4 sq. metres (391.6 sq. feet)



Total area: approx. 85.9 sq. metres (924.3 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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