

St. Albans Road, Garston, Watford

£2,500 PCM

proffitt & holt



St. Albans Road

Garston, Watford

This beautifully presented three-bedroom detached house offers spacious and versatile accommodation, ideal for modern family living.

Upon entering, you are welcomed by a bright front reception room, perfect for relaxing or entertaining guests. The dining area seamlessly connects to a well-appointed kitchen, which features fitted appliances including a gas hob and dishwasher, as well as a stylish breakfast bar for casual dining or morning coffee. A convenient guest WC is located on the ground floor, providing practicality for both residents and visitors.

Upstairs, three good sized bedrooms two of which benefit from ample storage, ensuring a clutter-free environment and plenty of room for personal belongings. The contemporary shower room is finished to a high standard, offering a sleek and comfortable space for daily routines.

Additional features of this property include three useful sheds for storage, a side gate providing easy access to the garden, and a driveway accommodating parking for more than one car. The sunny garden enjoys plenty of natural light throughout the day, making it an inviting retreat for relaxation or play.

With its thoughtful layout, modern fixtures, and excellent storage solutions, this home is ready to welcome families seeking comfort and convenience.







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This home is located in the Garston area of North Watford and conveniently located within a 10 minute walk to Garston (Abbey Line) Station, which runs a service between St Albans Abbey station and Watford Junction mainline station.

Both Watford Junction and Watford Metropolitan Line stations provide fast and frequent services into London.

For the road user, both 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 Harlequin Watford shopping centre, several theatres, and numerous restaurants.

- Three Good-Sized Bedrooms
- Detached House
- 45m+ Rear Garden
- Driveway Parking
- Open Plan Kitchen-Diner
- Guest Cloakroom
- Excellent Family Home



GENERAL INFORMATION

EPC - Energy Efficiency Rating: D

EPC - Environmental Impact Rating: D

Council Tax Band: E

Services

Mains electricity, water, gas and drainage areunderstood to be available to the property.Telephone is subject to telephone installer'stransfer regulations.

For broadband and mobile speeds see:

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











Total area: approx. 112.0 sq. metres (1205.6 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

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