

Durban Road West, Watford

Guide Price £550,000

proffitt & holt



Durban Road West

Watford

We are delighted to introduce this charming Edwardian terraced house, offering an exceptional opportunity to secure a spacious and characterful family home in a highly desirable location.

With three well-proportioned bedrooms upstairs, the property is thoughtfully arranged to provide flexibility and comfort for modern living. The upstairs bathroom offers practicality, serving the bedrooms with ease and convenience. The ground floor boasts a generous reception room complimented by a separate lounge perfect for relaxing or entertaining, complemented by a separate dining space that flows naturally from the kitchen. The kitchen itself is well-appointed, offering ample storage and workspace for culinary enthusiasts. This freehold home is ideally situated within close proximity to the renowned Watford Grammar Schools, making it an excellent choice for families seeking access to outstanding education. Commuters will appreciate the excellent transport links, including Watford Junction, providing swift connections to London and beyond. The property is also just a short stroll from the picturesque Cassiobury Park, offering a wonderful setting for leisure and recreation.

With excellent potential for further extension or modification (subject to planning permission), this house presents an exciting prospect for buyers looking to personalise and enhance their next home. Viewing is highly recommended to appreciate the blend of character, space and potential that this delightful Edwardian property has to offer.







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The property is within easy reach of Watford Grammar Schools for Boys and Girls, both renowned for academic excellence. Green Spaces Just moments from the 'Green Flag' award-winning Cassiobury Park, one of Hertfordshire's finest parks — perfect for weekend walks, picnics, and outdoor activities. Excellent links via Watford Metropolitan Line, Watford High Street Station, Watford Junction and quick access to the M1 and M25, making commuting effortless. Durban Road West is one of those streets people stay on for years - a proper, settled community with neighbours who genuinely know each other. It's a brilliant spot to put down roots, especially with easy links into London, close to schools and amenities. It's the kind of area that simply works for family life.

- Three Bedrooms, Edwardian Property
- Close to good Nursery and Junior Schools
- Close to Watford Grammar Schools
- Excellent Transport Links - Including Watford Junction and Watford Metropolitan (Underground).
- Near to Cassiobury Park & Walking Distance to Watford Town Centre
- Excellent Potential (STPP)
- Upstairs Bathroom
- NO UPPER CHAIN
- Private Rear Garden



General Information

EPC - Energy Efficiency Rating: C

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.











Ground Floor

First Floor

DURBAN ROAD WEST, WD18

APPROX. GROSS INTERNAL FLOOR AREA 1074.13 SQ FT / 99.79 SQ M

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Proffitt & Holt - Watford

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