FREEHOLD







House - Semi-Detached (EPC Rating: C)

# GLADSTONE ROAD, WATFORD, WD17 2RA

# £550,000

WARREN ANTHONY

# 4 Bedroom House - Semi-Detached located in Watford

• A substantial four-level home with basement and loft suite, offering outstanding flexibility for modern or multi-generational living • Multiple reception rooms, independent kitchen spaces and a full basement bathroom create superb annexe potential • Large mature garden and just minutes from Watford Junction, with excellent links to London and major road networks.

**Full Description**
Four Bedroom, Three Reception Home with Basement and Loft Suite

This substantial and versatile home offers exceptional space across four levels, providing endless possibilities for family living, home working, or multi generational use.

Basement Level
This level has real wow factor — the kitchen forms the centrepiece, a lively hub of activity that opens into a dining area and a cosy reception space. Doors lead out to the rear garden, which features a patio and lawn with useful outbuildings, creating a lovely setting for outdoor dining or family gatherings.

There's also a full-size bathroom measuring 10'10" × 5'2", giving genuine independence on this floor - ideal for guests, multi-generational living, or simply adding flexibility to the home's layout.

Ground / First Floor
Two very generous reception rooms provide excellent space for relaxing or entertaining, leading through to a separate, independent kitchen and WC. This arrangement offers an ideal opportunity for an annexe or self-contained living space — perfect for extended family or guests. The rooms enjoy good proportions and natural light, with scope to personalise and modernise to suit your needs.

The addition of an extra aspect bedroom on this floor brings and only enhances the incredible scope and versatility on offer for how this level could be used.

Second Floor
Here you'll find three well sized bedrooms, each with its own character and plenty of space for storage. The landing connects the rooms beautifully, creating a comfortable family floor with room for everyone.

Third Floor
The top floor forms a superb principal bedroom suite, complete with its own ensuite shower room. This private retreat offers excellent ceiling height and a calm, elevated feel — a perfect hideaway at the top of the house.

Outside
The property has a large mature rear garden, with patio, then laid to lawn and outbuidings and has permit parking available for two cars plus visitors.

Summary
With approximately 1,400 sq.ft. of accommodation, this property is brimming with potential. Whether you're looking to create an annexe, a home office hub, or simply enjoy the generous space on offer, Gladstone Road presents a rare opportunity in this sought after central Watford location. Watford Junction is just a few minutes' walk away, providing fast links into London, and the property also benefits from excellent access to the M25, M1 and A41, making commuting and travel exceptionally convenient.

FREEHOLD
EPC RATING C
The vendor has provided us with this information and we have seen no documented evidence to support; on purchase these details must be verified by your solicitor.










VICARAGE ROAD



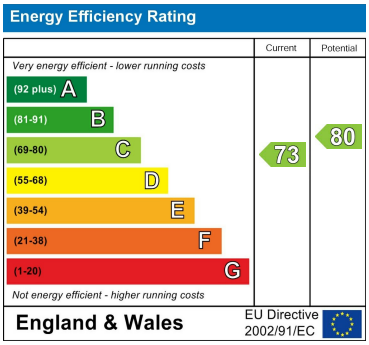

TOTAL FLOOR AREA : 1427 sq.ft. (132.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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## Council Tax Band

C

## Energy Performance Graph




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