FREEHOLD







House - Terraced (EPC Rating: D)

DURBAN ROAD WEST, WATFORD, WD18 7DT

Guide Price

£650,000

4 Bedroom House - Terraced located in Watford

A beautifully extended four-bed Edwardian home with two bathrooms, two great reception rooms and a stunning open-plan kitchen/diner. Loft-converted to create a luxurious principal suite and finished with a landscaped private garden.

Close to Watford Grammar Schools, Cassiobury Park and excellent transport links - a superb family home in a brilliant location.

Full Description

Four-Bedroom, Two-Bathroom Mid-Terrace Home — Freehold
This larger-than-average and wonderfully versatile home offers generous proportions throughout, giving exceptional flexibility for modern family life. Extended to the rear and into the loft, it provides spacious rooms and a superb sense of flow from top to bottom.

Approach
A handsome Edwardian façade full of character, featuring an open porchway and a good-sized front garden laid to path and gravel hardstanding. A welcoming, traditional approach that sets the tone for the charm found inside.

Ground Floor
Front Reception — 14'7" × 11'2"
A bright, inviting room ideal for relaxing or entertaining. The bay window floods the space with natural light, complemented by high ceilings, ornate coving, pendant lighting, quality laminate flooring, radiator and ample power points. A well-defined, separate reception room with a lovely feel.

Second Reception — 12'0" × 9'5"
A versatile middle room overlooking the garden, perfect as a formal dining area, playroom, or home office. Features include a beautiful ornate fireplace, character picture rail and a peaceful rear aspect.

Kitchen / Diner — 21'0" × 9'3"
The true focal point of the home. This impressive rear extension forms a wide, open-plan hub with plenty of room for cooking, dining, and gathering. Finished with white gloss laminate units at base and eye level, integrated appliances, attractive marble worktops and splashbacks, gas hob, eye-level oven, grill and microwave, plus hidden integrated washing machine, tumble dryer and dishwasher. Hardwood flooring, inset lighting and paired rooflight windows create an abundance of space and light. A side-aspect window and double sliding doors opening onto the garden complete this superb room.

First Floor
Bedroom 1 — 14'6" × 10'9"
A generous double featuring a large box-bay window area, good-quality carpet and plenty of space for storage.

Bedroom 2 — 12'1" × 9'5"
Another well-proportioned double with a rear aspect overlooking the garden, continuing the good-quality carpet and offering excellent space.

Bedroom 3 — 9'3" × 6'2"
A good-sized single or ideal study.

Family Bathroom — 8'1" × 6'6"
A superb bathroom with an obscured side window, full-size back-to-wall WC, bath and a large walk-in separate shower with glass surround. Vanity sink unit, tall heated towel rail, and attractive oversized wall tiles paired with complementary floor tiling complete the space.

Second Floor — Loft Conversion (Full Planning Permission Granted)
Principal Bedroom Suite — 18'9" × 14'6"
A stunning top-floor retreat with excellent ceiling height and natural light. Features include Velux windows to the front and rear, built-in storage with attractive mirrored fronts, inset lighting, ample power points and good-quality carpet creating a luxurious feel. Door leading to:

Ensuite Shower Room — 9'3" × 6'3"
A fantastic ensuite making excellent use of the loft extension. Includes WC, sink, heated towel rail and a lovely double walk-in shower with contrasting metro tiling. A stylish and practical private space — ideal for parents, older children, or guests.

Garden
A beautifully maintained private garden finished to an extremely high standard. Features include ornamental trees and planting, Cotswold-style paving and a lawned area enclosed by panel fencing. Plenty of space for seating, dining, and entertaining with direct access from the kitchen creating a perfect indoor-outdoor flow.

Location Highlights

Education
Within easy reach of Watford Grammar Schools for Boys and Girls, both renowned for academic excellence.

Green Spaces
Just moments from Cassiobury Park, one of Hertfordshire's finest parks — perfect for weekend walks, picnics, and outdoor activities.

Transport
Excellent links via Watford Metropolitan Line, Watford High Street Station, Watford Junction and quick access to the M1 and M25, making commuting effortless.

Community
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 the Grammar Schools close by, Cassiobury Park just up the road and really easy links into London. It's the kind of area that simply works for family life.











GROUND FLOOR
571 sq.ft. (53.1 sq.m.) approx.

1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx.

2ND FLOOR
330 sq.ft. (30.7 sq.m.) approx.



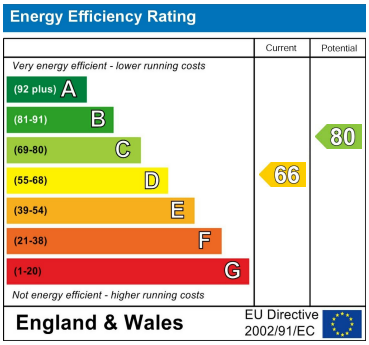
TOTAL FLOOR AREA : 1352 sq.ft. (125.6 sq.m.) approx.

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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