FREEHOLD







House - Detached (EPC Rating: D)

WIGGENHALL ROAD, WATFORD, WD18 0AL

£799,950

5 Bedroom House - Detached located in Watford

A sizeable Victorian property in a prominent position, offering over 2,300 sq ft of accommodation and significant scope for improvement.

With its substantial footprint, multiple reception rooms, five bedrooms, extensive parking and large garden, the property lends itself to comprehensive refurbishment and potential reconfiguration for a range of future requirements (STPP).

Offered chain free.

Available for the first time in over fifty years and arranged over three floors, Wiggenhall Road is a substantial detached Victorian residence of notable scale. Formerly utilised as the Music Department for the Girls' Grammar School directly opposite, the property retains its original proportions and a number of period features, including fireplaces in the majority of rooms, and offers significant scope for modernisation and reconfiguration.

Requiring updating throughout, the property presents a clear opportunity to create a substantial family home or to explore alternative layouts suited to a variety of future uses (subject to the necessary consents). Generous grounds, extensive parking and outbuildings further enhance its flexibility.

Ground Floor – Approx. 1,261 sq ft
Entrance Hall

A wide central hallway provides access to all principal rooms, with staircase rising to the first floor and a ground floor WC positioned off the hall. The layout is traditional and well balanced, lending itself to both retention and reconfiguration.

Reception Room One – 19'6" x 16'9"

A large front-facing reception room with excellent ceiling height and strong natural light. The proportions allow for a variety of uses, from formal reception space to communal living area.

Reception Room Two – 16'9" x 16'1"

A second substantial reception room, similar in scale, offering further flexibility depending on requirements. The dual reception arrangement provides options for multiple living or working environments.

Breakfast Room – 13'4" x 12'8"

Located between the kitchen and reception rooms, this is a well-sized intermediary space with potential to be incorporated into a larger open-plan arrangement if desired.

Kitchen – 19'4" x 11'10"

A generously proportioned kitchen with direct access to the exterior and views over the rear garden. The footprint offers clear potential for redesign into a contemporary kitchen-dining space or alternative configuration.

BASEMENT: The basement is massive and consists of two large rooms with doors and windows leading to the garden.

First Floor – Approx. 1,045 sq ft

A spacious landing leads to five bedrooms and a family bathroom, with the overall layout providing balanced accommodation and scope for adjustment.

Bedroom One – 18'1" x 15'11"

An exceptionally large principal bedroom with ample space for fitted storage or subdivision if required.

Bedroom Two – 15'11" x 14'0"

A further substantial double bedroom, well proportioned and light.

Bedroom Three – 13'10" x 8'7"

A versatile room suitable as a bedroom, office or ancillary space.

Bedroom Four – 11'5" x 10'6"

A comfortable double bedroom.

Bedroom Five – 10'7" x 10'6"

A well-sized fifth bedroom, supporting a range of occupancy or layout options.

Family Bathroom

Currently arranged as a traditional bathroom, with potential for upgrading or reconfiguration in line with wider refurbishment plans.

Outside

To the left of the property is a double-width driveway leading to two staggered garages, with off-street parking for approximately four vehicles. The width of the plot and side access offer further scope for extension or redevelopment, subject to the necessary permissions.

The rear garden extends to approximately 75 feet in length and forms part of a notably generous plot. The scale of the grounds complements the size of the building and may support a variety of landscaping or development approaches (subject to consents).



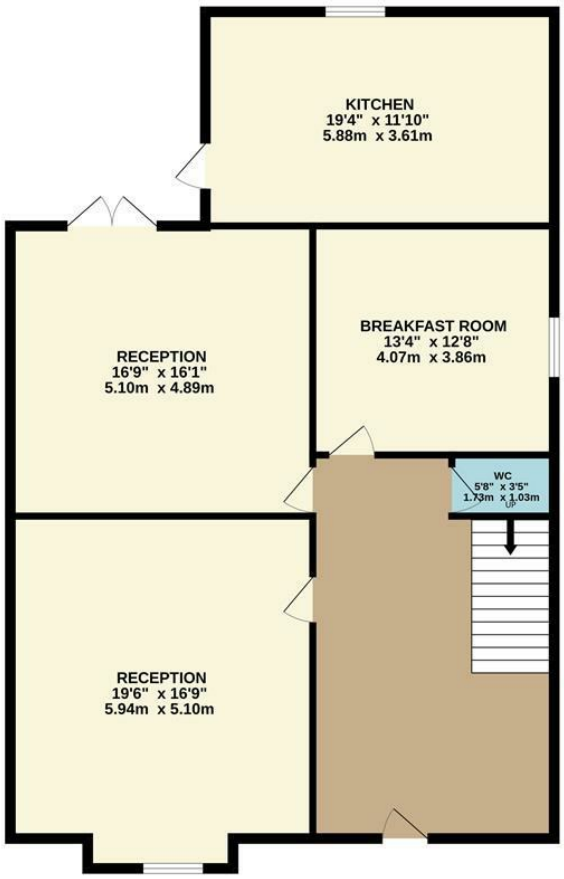




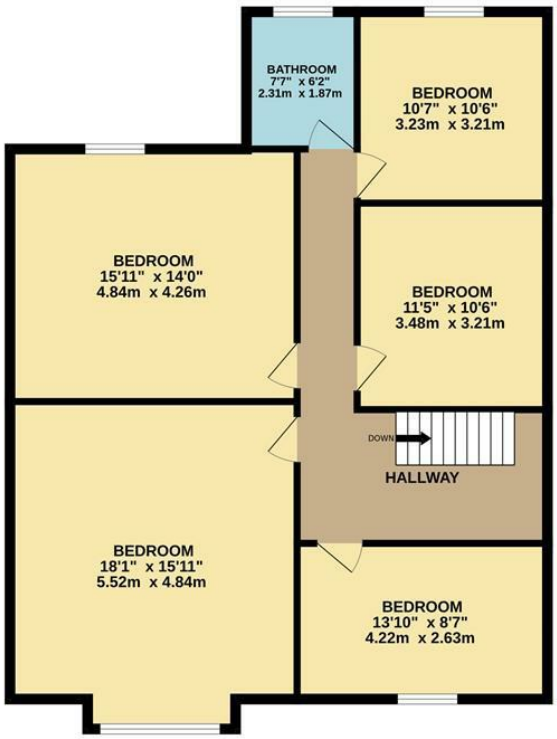




GROUND FLOOR
1261 sq.ft. (117.2 sq.m.) approx.



1ST FLOOR
1045 sq.ft. (97.1 sq.m.) approx.



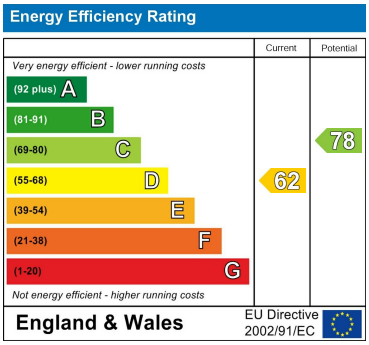
TOTAL FLOOR AREA : 2306 sq.ft. (214.2 sq.m.) approx.

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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