





A THREE BEDROOM TOWN HOUSE WITH THREE BATHROOMS - SOUGHT AFTER GATED DEVELOPMENT

An opportunity to acquire this three bedroom home arranged over three floors that offers spacious and versatile accommodation. Lady's Close is centrally located and ideal for families and commuters due to its very close proximity to Watford town centre, major road links (M1, M25 and A41), rail links (Watford High St. station TFL zone 8 - 0.2 miles, Watford Junction and Watford Metropolitan stations within 1 mile). In addition, there are numerous schools for all ages nearby, including Watford Grammar School For Girls, which is located directly opposite this small development. The ground floor is made up of an entrance hallway, integral garage, guest shower room/w.c., utility room and third bedroom. On the first floor there is a large L-shaped lounge/dining room and front aspect kitchen. On the second floor the master bedroom has an en-suite shower room/w.c., along with an additional double bedroom and family bathroom. Externally, there is an easy to maintain 40ft garden, off road parking for two cars plus three parking spaces for visitors.



KEY FEATURES

- Three bedrooms/three bathrooms
- Gated development
- 104 metres from Watford Grammar School for Girls
- Ideal family home & centrally located
- Integral garage (conversion potential)
- Service charge: £700 per annum



Ladys Close, Watford, WD18

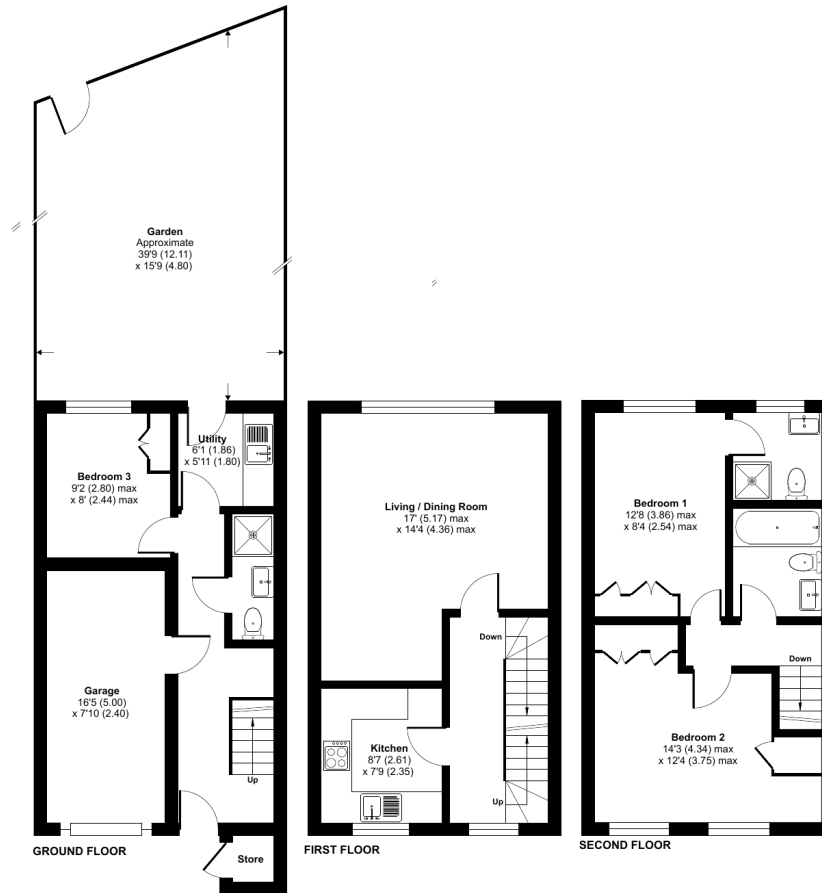
Approximate Area = 990 sq ft / 91.9 sq m

Garage = 121 sq ft / 11.2 sq m

Outbuilding = 8 sq ft / 0.7 sq m

Total = 1119 sq ft / 103.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2025. Produced for Salters Residential. REF: 1264738

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		85
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Salters Residential
32 Langley Road
Nascot Wood, Watford
Herts, WD17 4PN

01923 901 777
info@saltersresidential.co.uk
www.saltersresidential.co.uk

DISCLAIMER - Every attempt has been made to ensure accuracy. However, all measurements are approximate and for illustrative purpose only.

In accordance with The Consumer Protection from Unfair Trading Regulations 2008, these particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract.

We have not carried out a structural survey and the services and appliances have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of e.g. carpets or furniture. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

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