





AN IMPRESSIVE THREE-BEDROOM FAMILY HOME WITH A STUNNING 18FT 8" X 16FT 11" KITCHEN/FAMILY ROOM

We are delighted to offer for sale this bright, spacious and beautifully presented home that has very recently undergone extensive refurbishment to the highest standard. The property is perfectly located to easily access major road links A41, M25 and M1 as well as a choice of highly regarded schools. An ideal home for families and commuters! The ground floor is made up of an extended hallway with generous storage, guest w.c., lounge and a fabulous open plan kitchen/family room with central island, integrated appliances and rear aspect bi-fold doors. On the first floor there is access to a huge loft that would be perfect for converting (permission has been granted). The master bedroom features modern fitted wardrobes. There is also a second double bedroom, good size third bedroom and a stylish bathroom suite. Externally, there is a child friendly rear garden with side access and block paved off-road parking for two cars.



KEY FEATURES

- Large kitchen/family room with integrated appliances
- Highly sought after residential area
- Easy to maintain rear garden
- Guest w.c.
- Planning permission granted for a loft conversion. See Watford Council Planning Ref: 23/00973/LDC
- Solar panels installed
- EV charging point
- Off-road parking



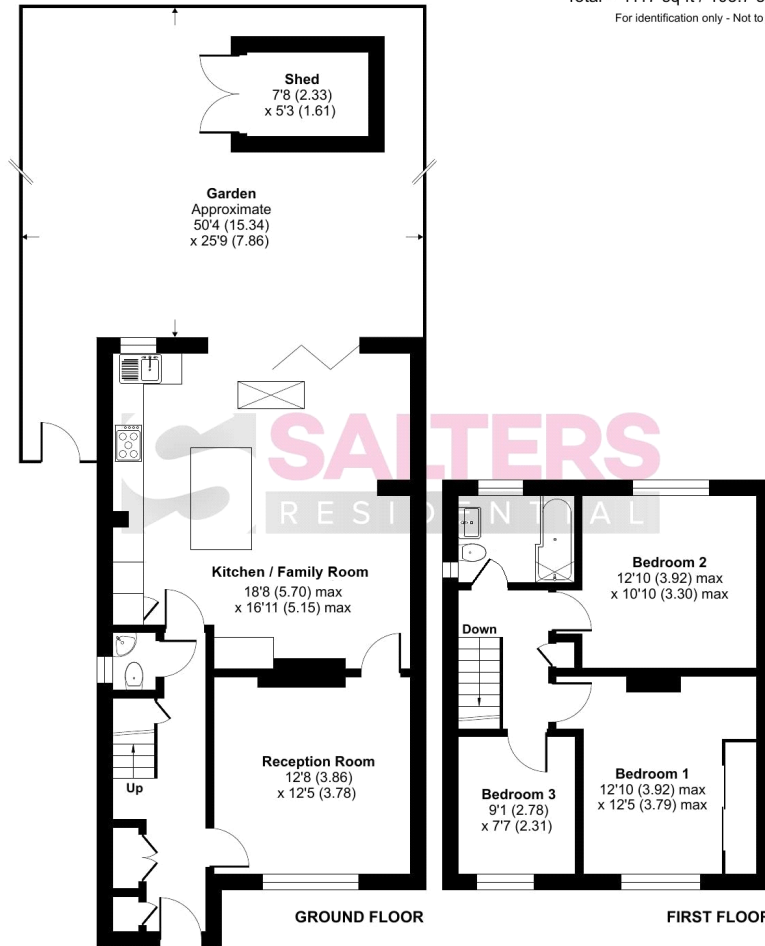
High Road, Watford, WD25

Approximate Area = 1077 sq ft / 100 sq m

Outbuilding = 40 sq ft / 3.7 sq m

Total = 1117 sq ft / 103.7 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). © nichecom 2026. Produced for Salters Residential. REF: 1524957

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	63	
(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.

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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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