

FREEHOLD



House - Semi-Detached (EPC Rating: )

**BEECHWOOD RISE, WATFORD, WD24  
6SE**

**£550,000**

# 3 Bedroom House - Semi-Detached located in Watford

Extended three-bedroom semi-detached home with off-street parking for two and flexible ground-floor space, including shower room/annexe potential. Spacious sitting/dining room opening onto a rear garden with patio, lawn, and storage shed. Conveniently located for schools, shops, and excellent transport links.

Beechwood Rise, Watford, WD24 6SE

This extended three-bedroom semi-detached home offers well-planned and versatile accommodation, ideal for families with excellent transport links and access to outstanding schools.

The property benefits from off-street parking for two vehicles and an enclosed porchway with UPVC front door, providing useful coat and shoe storage before entering the main house.

Inside, the hallway leads through to a generous family room measuring 12'7" x 6'2", which in turn leads to a ground floor shower room (9'1" x 6'2"). This area could easily be utilised as an annexe-style space, home office, or guest accommodation. From here, the layout continues into the kitchen (11'2" x 6'0"), fitted with ample storage and worktop space, and then opens into the impressive extended sitting/dining room measuring 21'9" x 16'7". This bright and spacious room forms the heart of the home and features direct access to the rear garden, making it ideal for both entertaining and everyday family life.

Upstairs, the landing provides access to all three bedrooms and the family bathroom.

Bedroom One (10'7" x 10'3") enjoys a front aspect.

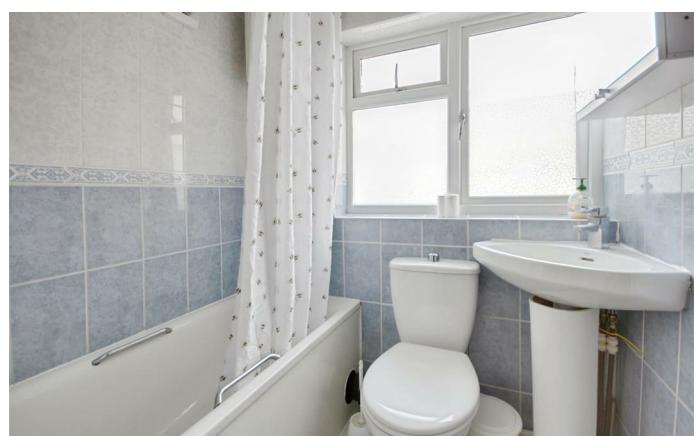
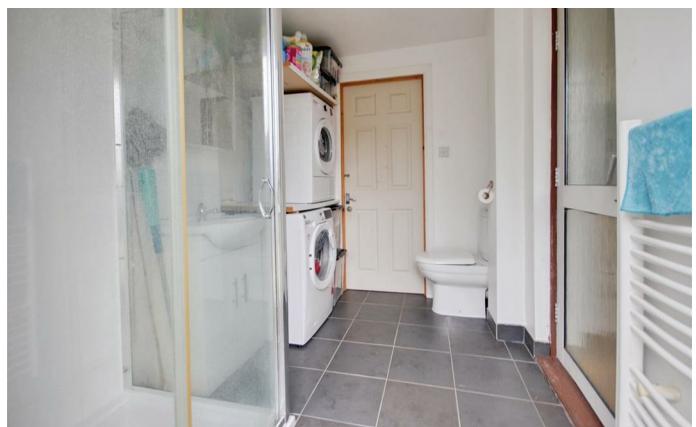
Bedroom Two (11'2" x 10'3") overlooks the rear garden.

Bedroom Three (7'5" x 6'8") also has a rear aspect, ideal as a child's room or home office.

The family bathroom (6'4" x 5'9") is located with rear aspect .

Externally, the rear garden features a large patio area, perfect for outdoor dining, which leads onto a lawned garden with established flower beds. At the end of the garden is a useful storage shed, providing additional practicality.

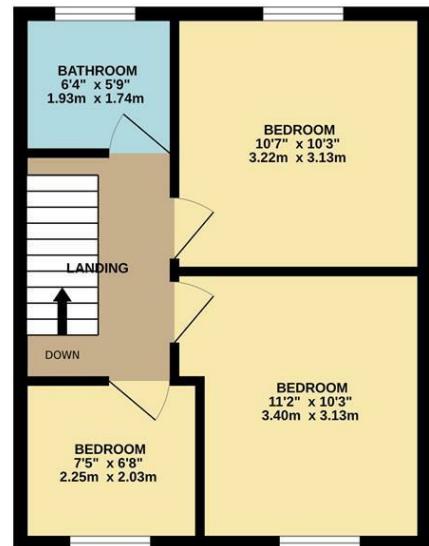
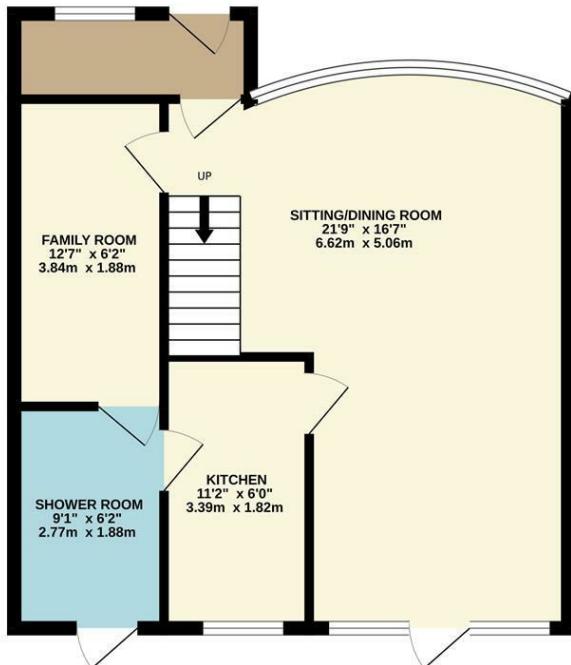
Situated in a popular residential location close to local schools, shops, and transport links, this well-extended home offers flexible living space and excellent potential to suit a range of buyers.



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GROUND FLOOR  
540 sq.ft. (50.1 sq.m.) approx.

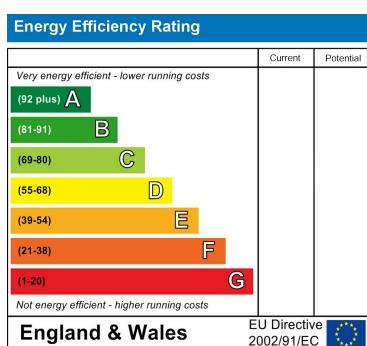
1ST FLOOR  
360 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA : 900 sq.ft. (83.6 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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Council Tax Band

Energy Performance Graph



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