

FREEHOLD



House - End Terrace (EPC Rating: D)

ST. JAMES ROAD, WATFORD, WD18
0EA

£585,000

3 Bedroom House - End Terrace located in Watford

A Stunning Victorian End-of-Terrace Home in a Highly Sought-After Location

This beautifully presented three-bedroom Victorian end-of-terrace home combines timeless period charm with stylish modern living. Ideally situated within the catchment area for Watford Grammar School for Boys and just 242 metres from Watford Grammar School for Girls, the property is perfectly positioned for families seeking outstanding local schools. Watford High Street, the Atria shopping centre, and a wide range of cafés, restaurants, and local amenities are all within a five-minute walk. Excellent transport links are also close by, with both Watford High Street Station and Bushey Station approximately a 10 to 15-minute walk away, providing convenient access for commuters.

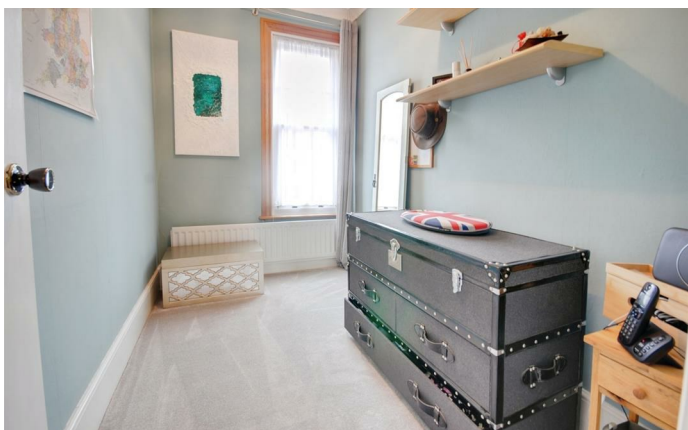
FULL DESCRIPTION

The property has been exceptionally well maintained and is presented in excellent decorative order throughout. The spacious accommodation comprises three well-proportioned bedrooms, a stylish contemporary kitchen fitted with high-quality units and finishes, and a beautifully appointed modern family bathroom. Retaining many attractive Victorian features while benefiting from modern upgrades, the home also offers double glazing throughout for improved comfort and energy efficiency. The end-of-terrace position provides additional privacy and an abundance of natural light.

Outside, the property enjoys a mature, well-stocked rear garden alongside a detached garage, offering secure parking or excellent storage. Resident permit parking is also available.

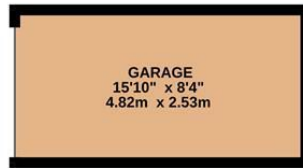
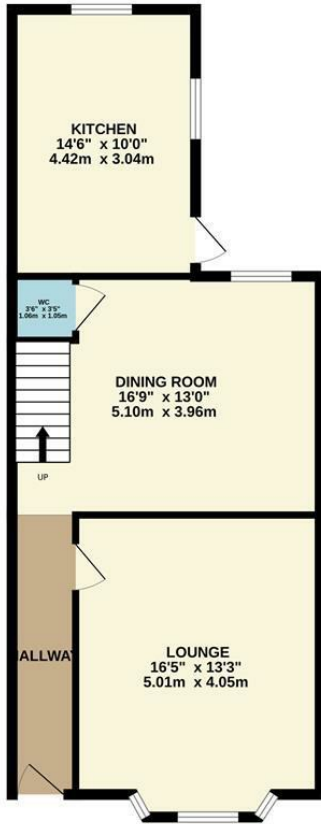
The property offers excellent potential for further extension, subject to the necessary planning consents. There is scope to reconfigure the first floor to create a fourth bedroom, as well as significant potential for a substantial loft conversion.

Combining character, space, and future potential with an exceptional location, this outstanding Victorian home represents a rare opportunity to acquire a beautifully presented family property in one of Watford's most desirable residential areas.

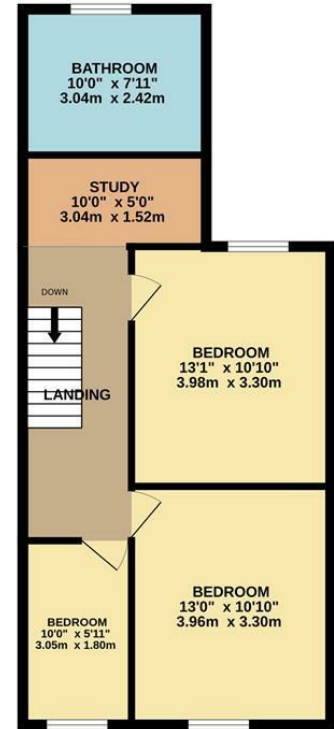


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GROUND FLOOR
756 sq.ft. (70.2 sq.m.) approx.



1ST FLOOR
564 sq.ft. (52.4 sq.m.) approx.



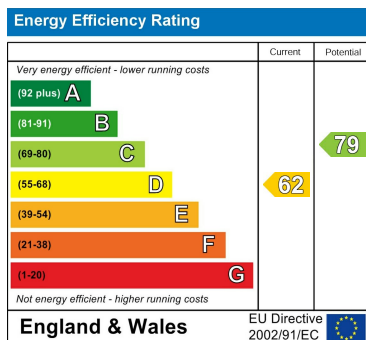
TOTAL FLOOR AREA : 1320 sq.ft. (122.6 sq.m.) approx.

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

D

Energy Performance Graph



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