

FREEHOLD



Not specified (EPC Rating: D)

WIGGENHALL ROAD, WATFORD, WD18 0AL

£900,000



# 5 Bedroom Not specified located in Watford

Substantial detached Victorian home with five bedrooms, three reception rooms and over 2,300 sq ft of accommodation, set within generous grounds. Requiring modernisation and offering significant scope to enhance or extend (STPP), with double-width driveway, two garages and parking for four cars. Chain free and full of character — a rare opportunity. CHAIN FREE.

## A Grand Victorian Residence with Remarkable Provenance

A substantial detached Victorian home of impressive proportions, formerly used as the Music Department for the Girls' Grammar School directly opposite, this is a property with real presence and an intriguing past.

Requiring modernisation, it offers an exceptional opportunity to restore and reimagine a home of genuine character — with generous gardens, extensive parking and enormous scope to extend or adapt (subject to permissions).

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

You enter into a broad and welcoming hallway, immediately setting the tone for the scale of the house. With stairs rising to the first floor and access to all principal ground floor rooms, this space feels central and substantial — exactly as you'd expect in a Victorian home of this stature.

There is also a convenient ground floor WC tucked off the hall.

Reception Room One – 19'6" x 16'9"

A wonderfully proportioned main reception room to the front, flooded with natural light. With almost square dimensions and excellent ceiling height, this room would make a magnificent formal sitting room or family lounge.

Original proportions give a real sense of grandeur, and with sympathetic updating this could be a truly stunning entertaining space.

Reception Room Two – 16'9" x 16'1"

A second large reception room provides excellent flexibility. Ideal as a dining room, snug, library or additional sitting room, it mirrors the scale and elegance of the main reception space.

The dual reception layout gives fantastic versatility for modern family living — whether that's open entertaining or quieter separate spaces.

Breakfast Room – 13'4" x 12'8"

Positioned between the kitchen and reception areas, the breakfast room is generously sized and perfectly placed to become a sociable everyday hub.

There is clear potential here to reconfigure and create a larger kitchen-dining-living arrangement if desired, subject to layout preferences.

Kitchen – 19'4" x 11'10"

The kitchen already occupies an impressive footprint, stretching nearly 20 feet in length. With views over the garden and direct access externally, it offers the foundations for a spectacular contemporary kitchen space.

Whether retained in its current form or redesigned into an open-plan kitchen/lifestyle area, the scale is undeniably exciting.

First Floor – Approx. 1,045 sq ft

The generous staircase rises to a spacious landing, giving access to five well-proportioned bedrooms and a family bathroom.

Bedroom One – 18'1" x 15'11"

An outstanding principal bedroom — exceptionally large, with ample room for

wardrobes, seating areas and further enhancement. A room befitting the stature of the home.

Bedroom Two – 15'11" x 14'0"

Another very substantial double bedroom, beautifully proportioned and full of natural light.

Bedroom Three – 13'10" x 8'7"

A comfortable bedroom overlooking the rear, ideal as a guest room, nursery or home office.

Bedroom Four – 11'5" x 10'6"

A well-sized double room offering flexibility for family or working from home.

Bedroom Five – 10'7" x 10'6"

A further excellent bedroom, meaning this home comfortably accommodates larger families or those needing additional workspace.

Family Bathroom

Currently arranged as a traditional family bathroom, with scope for redesign and potential reconfiguration given the overall space upstairs.

Outside – Where the Real Potential Continues

To the left of the property is a double-width driveway leading to two staggered garages, with off-street parking for approximately four or so vehicles.

The side space and overall plot width create exciting possibilities for extension or redevelopment (subject to the necessary consents).

To the rear, the garden extends to approximately 75 feet in length, forming part of generous grounds that complement the scale of the house. Mature, established and full of promise, it provides ample room for landscaping, entertaining areas or further development potential.

The Opportunity

This is not just a house — it's a building with history, stature and genuine architectural presence.

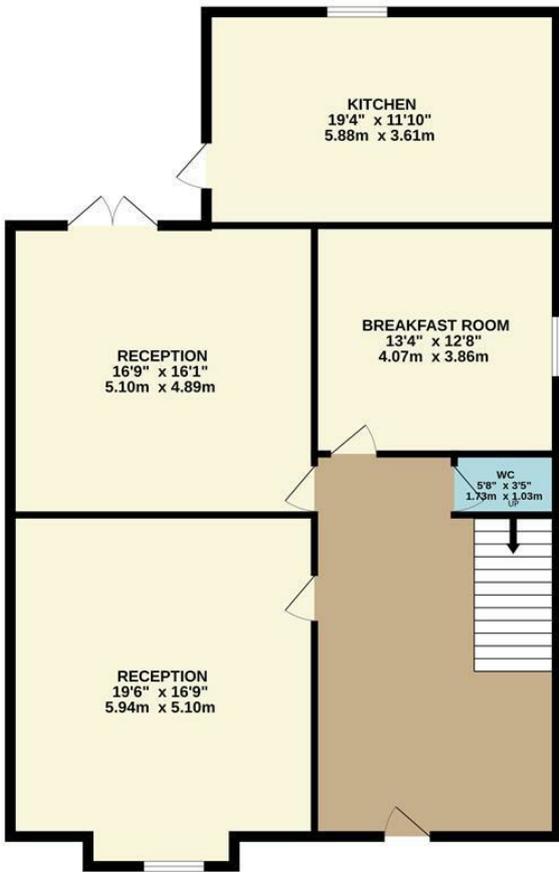
Its previous role as the school's music department adds a wonderful layer to its story, and now it awaits its next chapter.

For buyers seeking space, character and serious potential in a landmark Victorian property, this is a rare and exciting find.

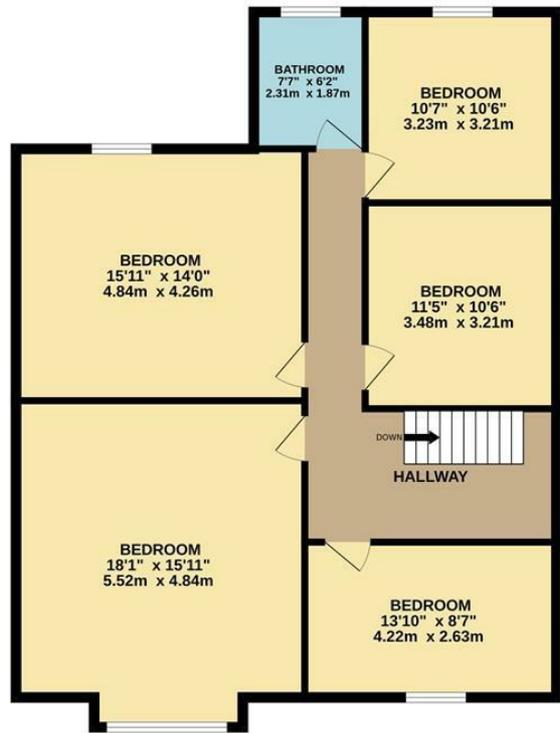


WATFORD SALES | 12 MARKET STREET, WATFORD, HERTFORDSHIRE, WD18 0PD

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



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



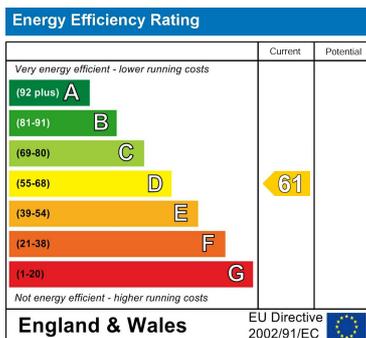
TOTAL FLOOR AREA : 2306 sq.ft. (214.2 sq.m.) approx.

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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