

FREEHOLD



House - Terraced (EPC Rating: )

RICKMANSWORTH ROAD, WATFORD,  
WD18 7JG

£520,000



# 3 Bedroom House - Terraced located in Watford

Located just 418.9 metres from Watford Boys Grammar School, this three-bedroom large mid terrace home offers off-street parking, a through lounge/diner, conservatory, modern kitchen, downstairs WC and a private west-facing rear garden. The property is within walking distance of Watford Metropolitan Station and Cassiobury Park, and close to local shops, cafés, supermarkets and leisure facilities. A practical family home in a well-connected and highly sought-after area.

Rickmansworth Road, Watford, Hertfordshire, WD18 7JG

A large mid terrace home with off-street parking for two cars, located on Rickmansworth Road and close to good transport links, local schools and amenities.

## Ground Floor

Hallway with stairs to first floor and access to reception and kitchen.

Lounge/Diner – 25'0" x 12'1" (7.63m x 3.67m)  
Full-length reception room leading to the conservatory.

Kitchen – 10'9" x 5'6" (3.28m x 1.69m)  
Positioned at the front of the property.

Conservatory – 8'10" x 6'6" (2.70m x 1.97m)  
opening onto the rear garden.

Downstairs WC – 3'8" x 2'8" (1.10m x 0.81m)

## First Floor

Bedroom 1 – 12'10" x 11'6" (3.92m x 3.50m)

Bedroom 2 – 11'6" x 10'8" (3.50m x 3.26m)

Bedroom 3 – 9'10" x 8'1" (3.00m x 2.47m)

Shower Room – 5'9" x 5'9" (1.75m x 1.74m)

## Garden

The private rear garden includes a block-paved patio, lawn, with mature planted beds and a shed. The garden is likely south-west facing, offering afternoon and evening sun.

## Key Features at a Glance

Three-bedroom semi-detached house

Off-street parking for two cars

Through lounge/diner measuring 25'0" x 12'1"

Conservatory and ground floor WC

Kitchen to front aspect

Modern first floor shower room

Private, non-overlooked rear garden with patio and lawn

418.9 metres from Watford Boys Grammar School

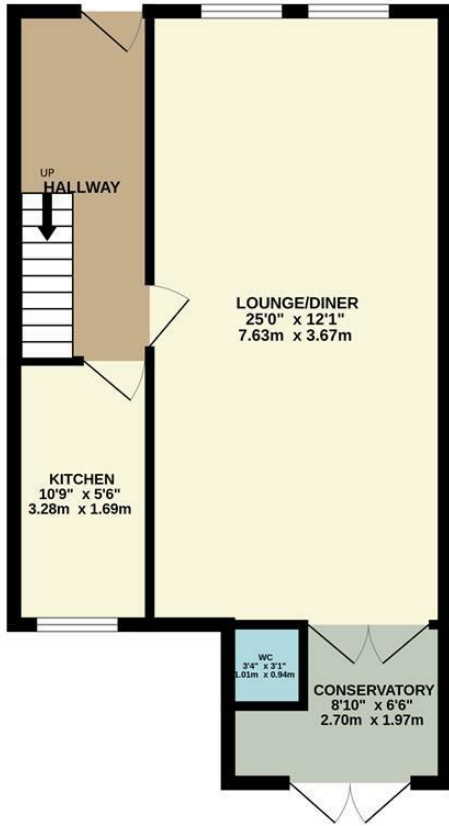
Short walk to Watford Metropolitan Station and Cassiobury Park

Excellent access to local amenities including cafés, shops, gym, supermarkets, and bus routes

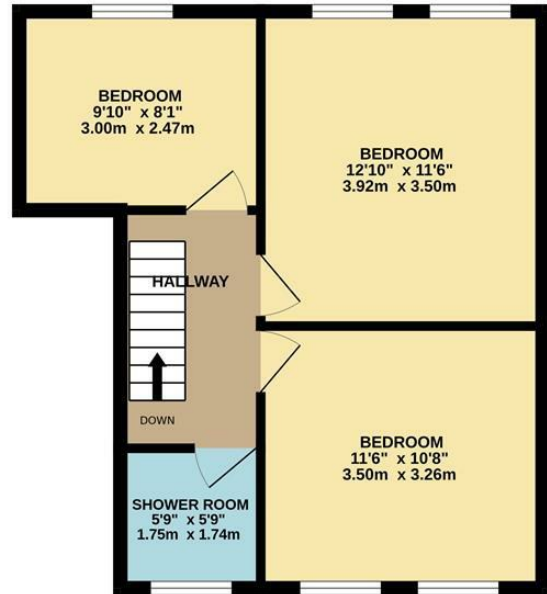


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GROUND FLOOR  
498 sq.ft. (46.2 sq.m.) approx.



1ST FLOOR  
439 sq.ft. (40.8 sq.m.) approx.

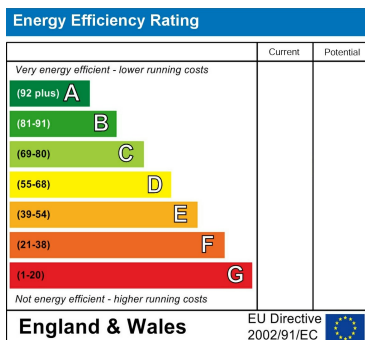


TOTAL FLOOR AREA : 937 sq.ft. (87.0 sq.m.) approx.

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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