

Kenford Close, Watford

In Excess of £500,000

proffitt & holt



Kenford Close

Watford

A well-proportioned three bedroom semi-detached house, situated within a private close and offering flexible accommodation currently arranged as two separate one-bedroom maisonettes.

The property could readily be converted back to its original three bedroom house layout, making it an interesting opportunity for a range of buyers.

The ground floor currently comprises a kitchen, living room, bedroom and shower room, while the first floor provides a further bedroom, living room, kitchen and shower room.

Outside, there is a driveway providing parking for several vehicles, while the property benefits from a large private rear garden. A particularly impressive feature is the substantial timber garage, which benefits from power and lighting and offers excellent versatility. It could be used as a studio, workshop, gym, garden office or simply for generous storage.

The property offers excellent potential and flexibility, with the opportunity to retain the current configuration or convert it back into a conventional three bedroom family home.







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Abbots Langley has a number of local shops catering for most daily requirements, while for a more comprehensive range of shopping facilities and amenities, the larger towns of Watford and Hemel Hempstead are within a drive of approximately three miles.

For the commuter, both Kings Langley mainline station and Watford Junction mainline station provide a service to London Euston and Junction 20 of the M25 is a distance of approximately two miles.

- Three Bedroom Semi-Detached House
- Currently Arranged As Two Maisonettes
- Potential To Convert Back To One Home
- Driveway Parking For Several Vehicles
- Large Private Rear Garden
- Very Large Timber Garage With Power & Lighting
- Private Close Location
- No Upper Chain



General Information

EPC - Energy Efficiency Rating: C

EPC – Environmental Impact Rating: C

Council Tax Band: C

Tenure: Freehold

Services

Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

For broadband and mobile speeds see:

https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/

Fixtures and Fittings

All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.











KENFORD CLOSE, WD25

APPROX. GROSS INTERNAL FLOOR AREA 1285 SQ FT / 119.41 SQ M. INC. GARAGE

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Proffitt & Holt

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