



Meadow Road, Watford Offers in Excess of £475,000

Chain-free - making the move smoother and helping you get started without waiting games | A proper-sized plot with room to grow into - space inside and out, without paying a premium for someone else's upgrades | Extended at the rear - ready to live in as it stands, or reconfigure over time to suit your own layout ideas | Two bathrooms already in place - including a downstairs wet room that adds flexibility for guests or multigenerational living | Three bedrooms with space that makes sense - a bay-fronted double, a good-sized second, and a third that works for kids or a home office | A kitchen you can cook in now - and extend or open up in future to create something more connected | Large garden with patio and lawn - space to entertain, play, or just relax with a bit of privacy | Off-street parking and outbuilding - a driveway for multiple cars and useful extra storage at the end of the garden | Strong commuter links - close to Watford North and Junction stations, plus easy access to the M1, M25 and A41 | A great area to put down roots - close to schools, shops and green space, with a community feel that works for families



If you're a young family, first-time buyer with ambition, or couple looking to upsize - this one gives you the space, location and potential to grow into.

Set on a generous plot in North Watford, it comes with two bathrooms, a big garden, off-street parking, and the kind of layout that works now but has obvious scope to evolve as your needs do.

The current kitchen is usable as it stands, with plenty of room to cook, eat and gather - but there's also obvious potential to open things up and create a more connected layout. The extension at the back could become a great open-plan space in time, or simply give you a bonus reception room while you settle in.

There's a separate lounge at the front for quieter evenings, and a handy downstairs shower room that's ideal for guests or multi-generational living.

The main bedroom gets the bay window and built-in wardrobes - a proper double with room to move. Bedroom two works well for a child or guest, and the third makes a useful home office or nursery.

The bathroom has a bath with shower over - nothing fancy, but perfectly functional for both busy mornings and winding down in the evening.

Outside, the garden is a great size - perfect for little ones to run about or for hosting summer BBQs. There's a spacious patio plus a lawned area and a garage-sized outbuilding at the end.

Got a car or two? The driveway offers off-street parking for multiple cars.

Meadow Road sits in a well-connected part of Watford, just off St Albans Road — so you've got local shops, cafés, schools and green spaces all within easy reach.

For commuters, Watford North station is walkable, with Watford Junction just a short drive or bus ride away, getting you into London Euston in under 25 minutes. Road links via the A41, M1 and M25 are all nearby too, making it just as practical for weekends away as the weekday routine.

The property has been in the same family for decades, and while it's clean, functional, and ready to move into, it's fair to say it now needs some updating. But that's the appeal - you're not paying a premium for someone else's tastes, and you've got the opportunity to modernise and increase the value over time.

Chain-free and ready when you are — this is a solid, good-sized home in a well-connected part of Watford, with the flexibility to live in straight away and improve over time, at your own pace.



| ADDITIONAL INFORMATION

Council Tax Band - D

EPC Rating - D

| GROUND FLOOR

Living Room: Approx 11' 8" x 11' 3" (3.56m x 3.44m)

Kitchen: Approx 8' 3" x 7' 9" (2.52m x 2.35m)

Dining Room: 12' 8" x 10' 4" (3.86m x 3.15m)

Open Plan Living Space: Approx 20' 9" x 10' 5" (6.32m x 3.17m)

Shower Room: Approx 12' 3" x 6' 8" (3.73m x 2.03m)

| FIRST FLOOR

Bedroom One: Approx 13' 1" x 8' 6" (3.99m x 2.60m)

Bedroom Two: Approx 12' 0" x 8' 8" (3.66m x 2.65m)

Bedroom Three: Approx 6' 9" x 6' 6" (2.06m x 1.97m)

Bathroom: Approx 7' 10" x 6' 4" (2.39m x 1.93m)

| OUTSIDE

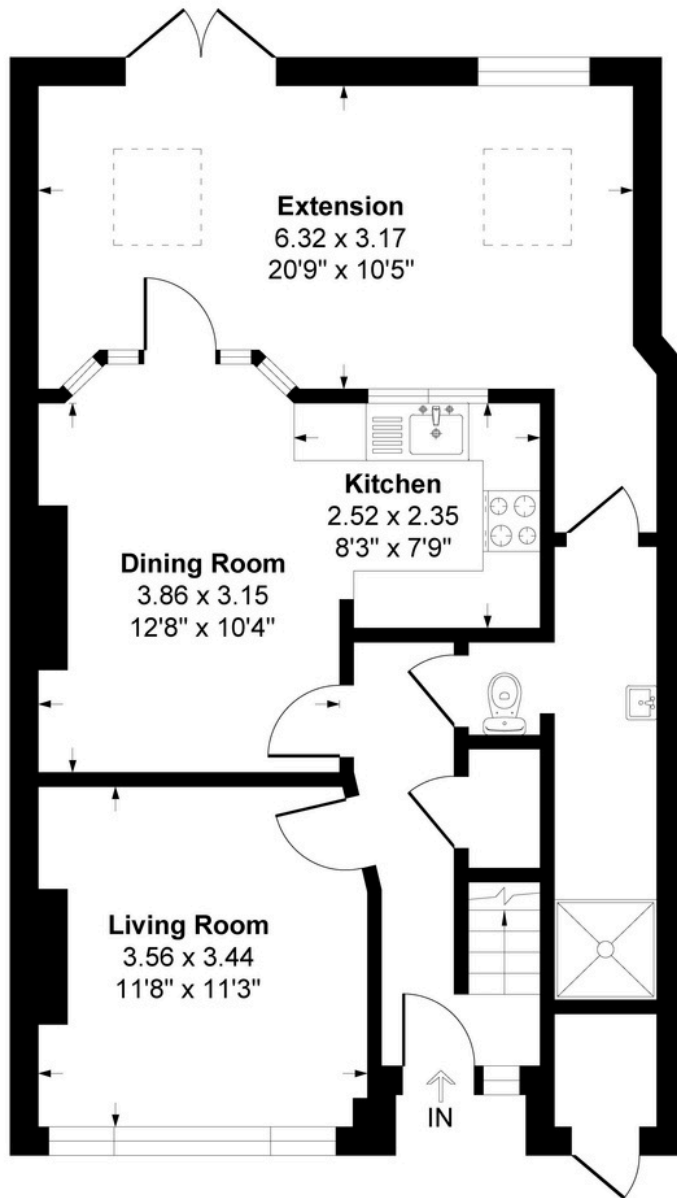
Driveway providing off road parking for two cars

Rear garden with large patio and separate seating area



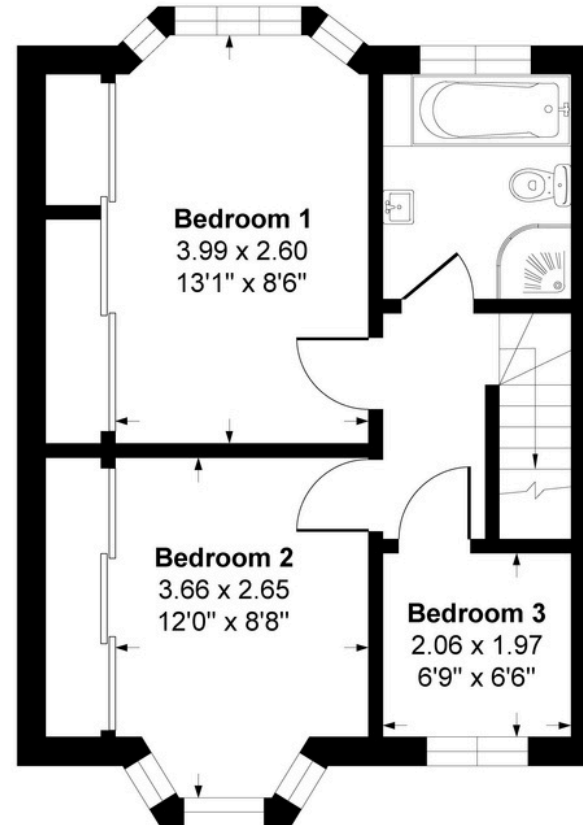
Ground Floor

Approx. 68.6 sq. metres (738.5 sq. feet)



First Floor

Approx. 39.8 sq. metres (429.0 sq. feet)



Total area: approx. 108.4 sq. metres (1167.5 sq. feet)

For guide purposes only. This plan is NOT TO SCALE and is intended to illustrate the general layout of the property and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The services, system and appliances shown have not been tested and no guarantee as to their operability can be given.





Need to book a viewing?

If you would like to view this property please contact the team on 01462 419329 or e-mail us at: info@leysbrook.co.uk

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Registered in England and Wales 11327419

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 