



Brixton Road Watford, Hertfordshire WD24 4DX £550,000

Three Bedroom Family Home Brixton Road, Watford

Situated on the ever-popular Brixton Road in North Watford, this well-proportioned three-bedroom terraced family home offers spacious accommodation throughout and presents an excellent opportunity for first-time buyers, growing families or investors alike.

The ground floor comprises a bright and welcoming living room, a separate dining room providing the perfect space for entertaining, and a fitted kitchen, w/c, ample storage, a bright and cosy conservatory with access to the private rear garden. Upstairs, the property benefits from three generously sized bedrooms and a family bathroom.

Externally, the home enjoys a private rear garden, ideal for relaxing or entertaining during the warmer months, with a private drive and an additional off street parking space to the side of the property.

Ideally located within easy reach of Watford Junction Station, excellent local schools, parks, shops and Watford town centre, the property also benefits from convenient access to the M1, M25 and A41, making it an excellent choice for commuters.

- 3 Double Bedrooms
- 2 Off Street Parking Spaces
- Close to M1 and M25
- Walking Distance to Watford Junction
- Well Presented Rear Garden
- Walking Distance to Local Amenities
- En-Suite Bathroom



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	