



Castles

COURTLANDS DRIVE
Watford, Hertfordshire, WD17 4JA



OFFERED WITH NO UPPER CHAIN! Welcome to a three-bedroom semi-detached family home. This property is a canvas just waiting for the brushstrokes of transformation, offering a unique opportunity to breathe new life into its classic frame.



As you step through the front door, you're welcomed into a spacious entrance hall, a blank slate ready for a modern and inviting makeover. To the right, a generously sized lounge/diner awaits its revival, promising the potential for cosy family nights and stylish entertaining. The real magic happens in the heart of the home – the refitted kitchen breakfast room and utility area at the rear. With a keen eye for design, this space is ready from the offset, seamlessly connecting with the outdoors through elegant French doors. Ascending the staircase, you'll find three well-proportioned bedrooms, each presenting an opportunity to showcase modern comfort and style. The refitted bathroom with rainfall shower is a great addition. Outside, the front of the property boasts ample driveway space, promising convenience for parking. To the rear, the garage is a space waiting to be repurposed, whether as additional storage or a creative workshop. With great links to the M1 & M25 and also within a short walk to the Nascot Wood Outstanding School it's no wonder this has been a popular location for so long. The local amenities are surprisingly good, don't miss a quick bite to eat down the road.

Specifications

NO UPPER CHAIN!
THREE-BEDROOM HOME
OPEN PLAN
LOUNGE/DINER
REFITTED
KITCHEN/BREAKFAST
ROOM
REFITTED BATHROOM
WITH RAINFALL SHOWER
DOWNSTAIRS WC
PRIVATE GARAGE
CLOSE TO M1 AND M25
CLOSE TO AMENITIES



The garden view is a hidden gem waiting to be rediscovered and transformed into a private sanctuary.



A little about the corner of the world we call home...

Road transport is straightforward with the A41, A405 and M25 being within a few miles while trains are easily accessed at Watford North BR station which is on the West Midlands and just a short distance away from the property while Watford Junction offers BR, Underground and Overground connections to pretty much anywhere in the country.

Children and students are well catered for thanks to a wide range of local education establishments including Orchard, Beechfield and Cherry Tree primary schools and Stanborough and Parmiters secondary schools close to hand while Watford Grammar School for Boys is within straightforward commuting distance.

When it comes to getting out and about at the weekends there are plenty of leisure opportunities including nearby open spaces, the Harry Potter Studios and plenty of access to the buzz of café culture, restaurants, banks and independent shopping with similar facilities offered in nearby towns which are easy to get to on local bus services or by road.

Please Note:

We have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items.

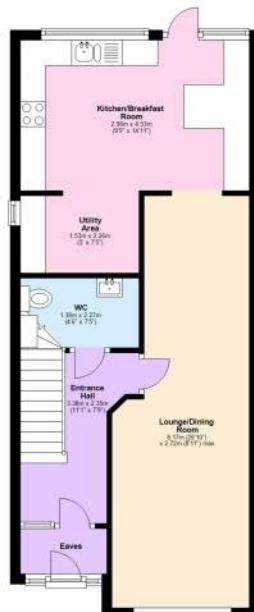
All measurements are approximate and photographs provided are for guidance only.

Tenure: Freehold

Council Tax Band: E

EPC Rating: C

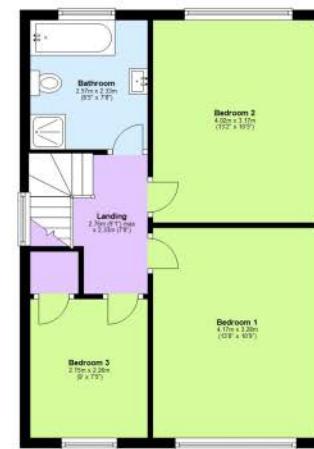
Ground Floor
Main area: approx. 49.5 sq. metres (533.3 sq. feet)
Plus outbuildings, approx. 17.2 sq. metres (185.3 sq. feet)



Main area: Approx. 96.2 sq. metres (1035.4 sq. feet)
Plus outbuildings, approx. 17.2 sq. metres (185.3 sq. feet)

This floorplan is not to scale. It's for guidance only and accuracy is not guaranteed.
Plan produced using PlanUp.

First Floor
Approx. 46.7 sq. metres (502.2 sq. feet)



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