



.3 Green Lane Watford, WD19 4NL

Asking Price £1,399,950

A beautifully presented four-bedroom, two-bathroom detached family home, this spacious and stylish property offers well-balanced accommodation with, modern finishes – perfect for practical family living and ideally located near , and local amenities and transport links.

On the ground floor, a generous entrance hallway leads to a bright and welcoming reception room, a modern open-plan kitchen/dining area, a separate utility room, and minimalist guest WC.

Upstairs, there are four well-proportioned bedrooms and a contemporary family bathroom. The principal suite benefits from a vaulted ceiling, a sleek en- suite shower room, and a walk-in wardrobe. The loft provides excellent storage space or potential for a kids playroom/a home office.

Outside, the property benefits from off-street parking for multiple vehicles and a private, well-screened rear garden—ideal for outdoor dining and relaxation.

Ideally situated on Green Lane, the home is within close proximity to local shops, parks, and open green spaces. Central Watford, is just a short drive offering Atria Shopping Centre, high street boutiques, and restaurants. Several major supermarkets including Tesco, M&S and Sainsbury's are also nearby.

Transport connections are excellent. Bushey Mainline Station provides direct trains into London in as little as 16 mins, while, Moor Park Underground Station (Metropolitan Line) also

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Hallway

spacious entrance hall with tile flooring and ample room for coats and shoes, providing a practical yet stylish welcome to this family-friendly home.

Reception Room

Spacious living room with Under floor heating.

Kitchen

Designed with family life in mind, the kitchen offers generous storage and easy access to the utility room for added convenience. Kitchen features space for a dining table.

WC

Downstairs WC

Master Bedroom

Master bedroom features a walk in wardrobe and a private ensuite.

Ensuite

Ensuite, with access from the master bedroom featuring a shower.

Bedroom One

Spacious Double bedroom.

Bedroom Two

Spacious Double bedroom with in Built wardrobes.

Bedroom Three.

Spacious double bedroom with direct access to the upstairs family bathroom.

Family Bathroom

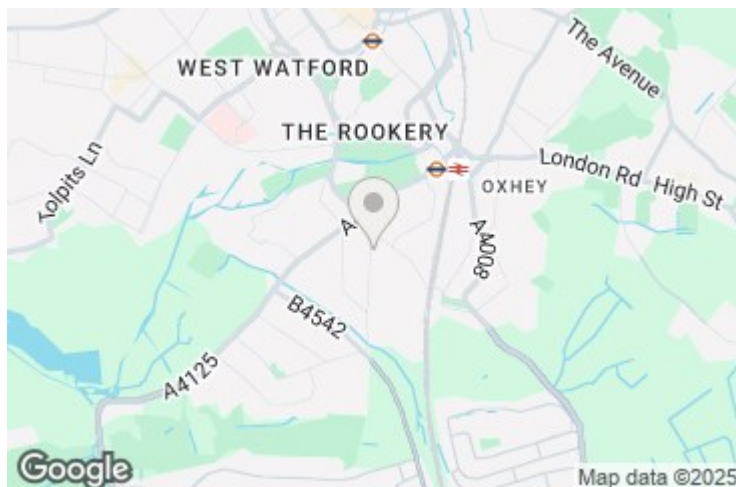
Family Bathroom featuring a bath

Loft room

Outside

Front

Rear garden



Approximate Gross Internal Area
 Ground Floor = 112.4 sq m / 1,210 sq ft
 First Floor = 112.1 sq m / 1,207 sq ft
 Loft Space = 41.6 sq m / 448 sq ft
 (Including Eaves)
 Total = 266.1 sq m / 2,865 sq ft



Illustration for identification purposes only,
 measurements are approximate, not to scale.

Energy Efficiency Rating		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			
England & Wales		76	81
EU Directive 2002/91/EC			

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