

**Approximate Gross Internal Area 788 sq ft - 73 sq m
(Excluding Outbuilding)**

Ground Floor Area 467 sq ft - 43 sq m

First Floor Area 321 sq ft - 30 sq m

Outbuilding Area 258 sq ft - 24 sq m



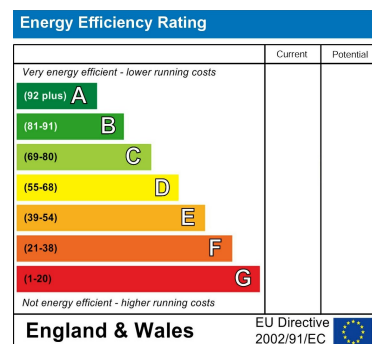
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Council Tax Band

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Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



HOUSE - SEMI-DETACHED (EPC RATING:)

EAST DRIVE, WATFORD, WD25 0AH

£575,000



3 Bedroom House - Semi-Detached located in Watford

This well-presented three-bedroom semi-detached home on East Drive offers practical family living in a well-connected Watford location. The property features two reception rooms, providing flexible space for both relaxing and entertaining, along with three bedrooms, including one smaller double room that would also work well as a nursery, study, or dressing room. Further benefits include off-street parking, rear access, and a garage positioned to the rear of the property, adding useful storage and convenience.

Set within a popular residential area, the home is well placed for day-to-day amenities. Cherry Tree Primary School is within roughly 470 yards, Stanborough Secondary School is around 380 yards away, and Bridgewater Surgeries at Garston Clinic is approximately 400 yards from the property. East Drive Recreation Ground, with its playground and open green space, is also located on East Drive itself, making the area especially appealing for families.

For shopping and everyday essentials, the property enjoys good access to Watford's wider amenities, including nearby retail and shopping facilities such as Waterfields Shopping Park. The area is also served by a range of bus routes, with services in and around Watford connecting to surrounding towns including Hemel Hempstead, St Albans and Rickmansworth.

An ideal property for commuters and with easy access to the M25. The property is also conveniently located for transport links. Bus routes serving the wider Watford area include the 142, 258, 321 and 346 near Waterfields Shopping Park, while Watford offers access to National Rail, London Overground's Lioness line, and Metropolitan line connections, helping commuters travel into London and beyond.

