



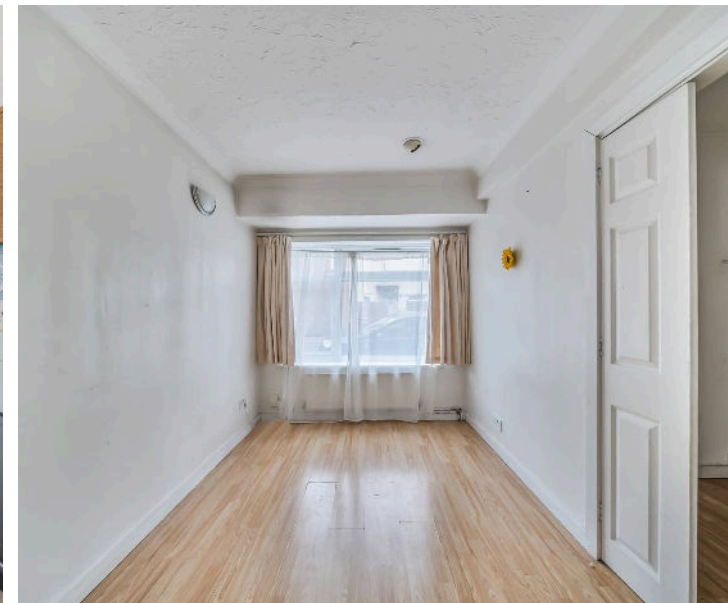
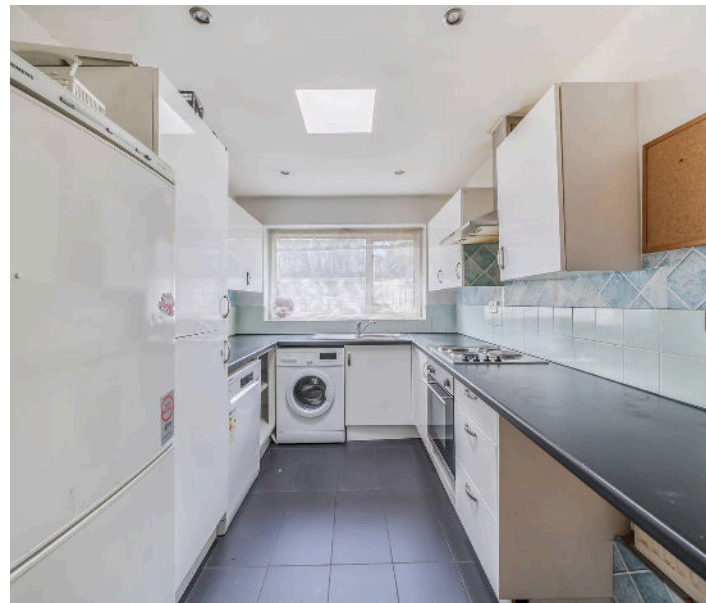
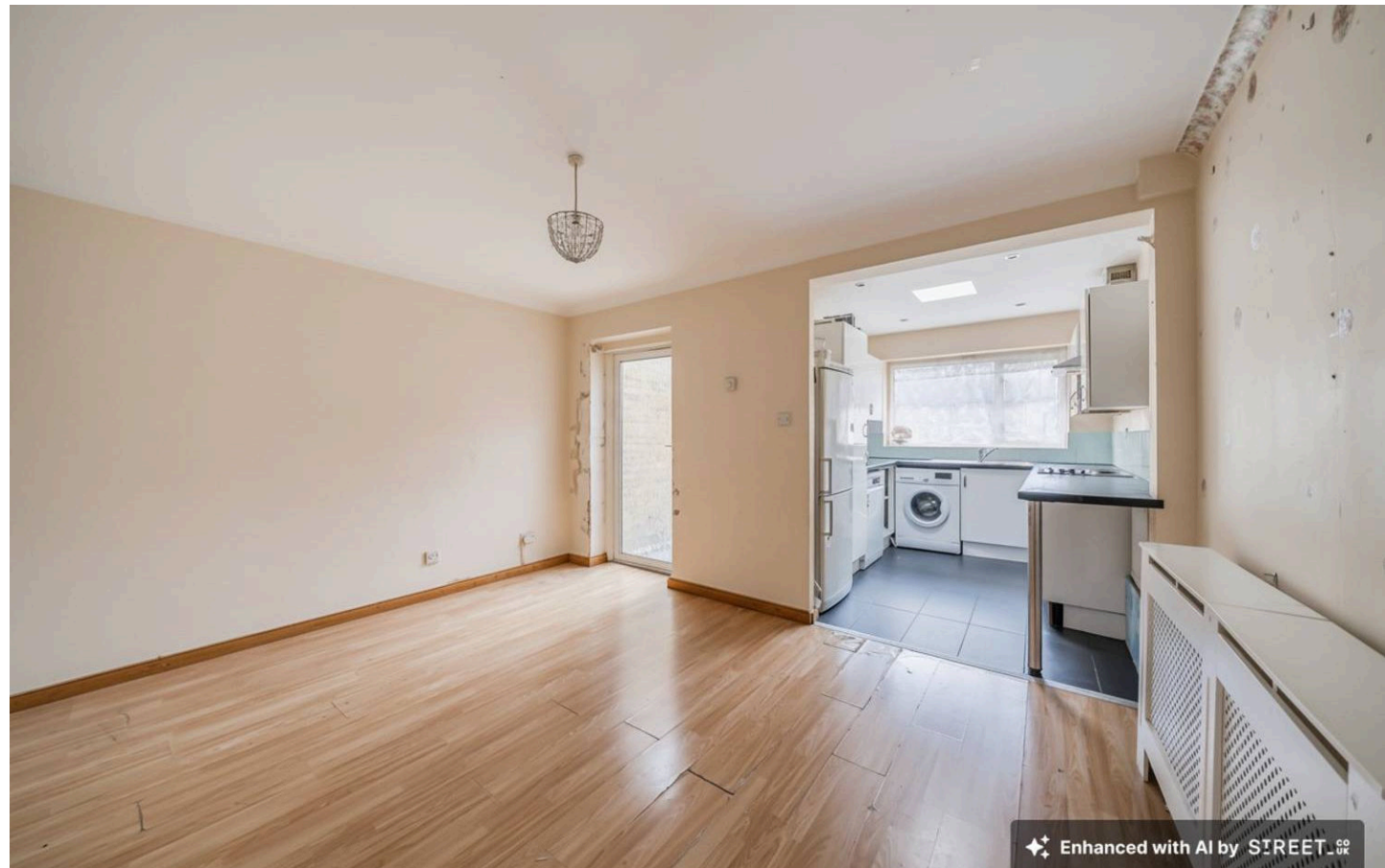
LAWRENCE RAND

Neal Street, Watford

Guide Price £395,000

KEY FEATURES

- Charming and well-presented two-bedroom home in a peaceful residential neighbourhood
- Bright and inviting living room
- Large windows providing excellent natural light throughout
- Good size kitchen with sleek worktops
- Spacious master bedroom
- Versatile second bedroom ideal for a guest room, study, or home office
- Good size garden
- Close to local schools, shops, restaurants, and amenities
- Convenient transport links offering easy access to the city
- Walking Distance Away From Watford Grammar School
- Chain Free Sale
- EPC Rating C
- Council Tax Band C
- Freehold



Lawrence Rand are pleased to present this chain-free, two-bedroom terraced home, ideally positioned in a popular residential location within walking distance of the highly sought-after **Watford Grammar School for Girls**. Offering generous room sizes and plenty of potential, the property is well suited to first-time buyers, downsizers or investors looking to add value.

The ground floor features a bright and welcoming **reception room**, leading through to a well-proportioned **kitchen/dining area** with direct access to the rear garden. The layout provides an excellent foundation for those wishing to modernise or reconfigure to suit their lifestyle.

To the first floor, there are **two spacious bedrooms**, including a large master overlooking the front aspect, and a family bathroom.

Externally, the property benefits from a **private rear garden**, offering a blank canvas for landscaping or outdoor entertaining, as well as a useful **storage shed**.

Situated in the heart of WD18, Neal Street offers excellent access to Watford's array of shops, cafés and amenities, with Watford Metropolitan Line Station and Watford High Street Station both within easy reach. The property is also perfectly positioned for families, being a short walk from **Watford Grammar School for Girls** and several other well-regarded local schools.

Offered to the market **with no onward chain**, this property represents a fantastic opportunity for buyers seeking convenience, potential and an excellent location.





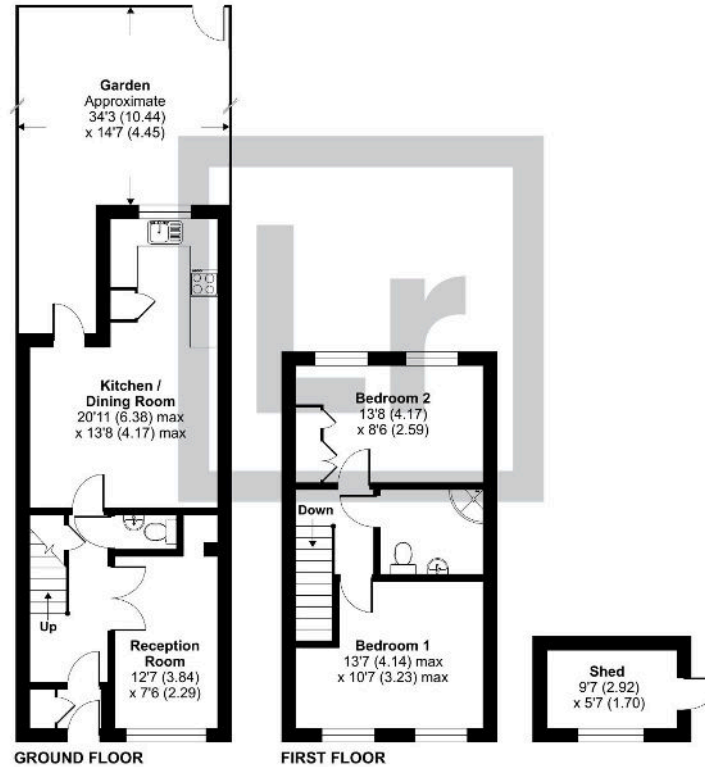
Neal Street, Watford, WD18

Approximate Area = 811 sq ft / 75.3 sq m

Outbuilding = 54 sq ft / 5 sq m

Total = 865 sq ft / 80.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©rickhearn 2025.
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