



Gammons Lane, Watford

Guide Price £750,000

proffitt  
& holt





## Gammons Lane

Watford



This impressive three/four bedroom semi-detached family home presents a versatile and spacious layout, ideal for modern living. Upon entering, you are greeted by a welcoming hallway leading to the heart of the home – an expansive open-plan kitchen, dining, and lounge area that creates an inviting space for both every-day family life and entertaining guests. The kitchen is thoughtfully designed with ample storage cupboards and built-in appliances, while the dining and lounge areas flow seamlessly to encourage social interaction and relaxation. An additional large reception room offers flexibility for use as a formal sitting room, playroom, or media space, providing further options for families of all sizes. The property also benefits from a dedicated study, which can easily serve as a fourth bedroom, catering to the needs of those working from home or requiring extra accommodation for guests. A convenient shower room completes the downstairs accommodation.

Upstairs, there are three good size bedrooms, plus a family shower room. The master bedroom benefits from ample storage cupboards plus a luxury en-suite shower room.

Externally to the rear, there is a large garden shed/summerhouse, perfect for storage or as a workshop. The enclosed rear garden provides a safe and private environment for relaxation or play. To the front, there is driveway parking for several vehicles.

Situated in a desirable residential location, this home combines the best of contemporary design with practical features, making it a superb choice for families seeking space, comfort, and flexibility. With its generous accommodation, modern open-plan living spaces, and thoughtful extras such as the study and additional reception room, this property is ready to welcome its new owners and adapt to a variety of lifestyles. Viewing is highly recommended to fully appreciate the quality and versatility on offer in this exceptional family home.



## Gammons Lane

### Watford

The property is Ideally situated for easy access to Watford's busy Town Centre which provides extensive shopping, transport, and entertainment facilities, including The Harlequin Watford Shopping & Leisure Centre, The Palace and Pumphouse theatres, Watford Colosseum, and numerous restaurants. Watford Metropolitan Line station and Watford Junction mainline station provide fast and frequent services into London. For the road user, access to the motorway network is also close-by, with the M25 & M1 motorways being accessible, typically, within a drive of 5-10 minutes. Also, close-by is the extensive parkland of the Green Flag award-winning Cassiobury Park, The Grove Hotel with its Championship Golf Course, and highly regarded restaurants and the recently built Watford Central Sports Leisure Centre including gym and swimming pool facilities.



- Semi-Detached Family Home
- Four Bedrooms
- Open-Plan Kitchen/Dining/Lounge
- Additional Large Reception Room
- Study/Bedroom 4
- Three Bathroom Facilities
- Large Garden Shed/Summerhouse
- Enclosed Rear Garden
- Driveway Parking





### General Information

EPC – Energy Efficiency Rating: D

EPC – Environmental Impact Rating: D

Council Tax Band: E

Tenure: Freehold

### Services

Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

For broadband and mobile speeds see:

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

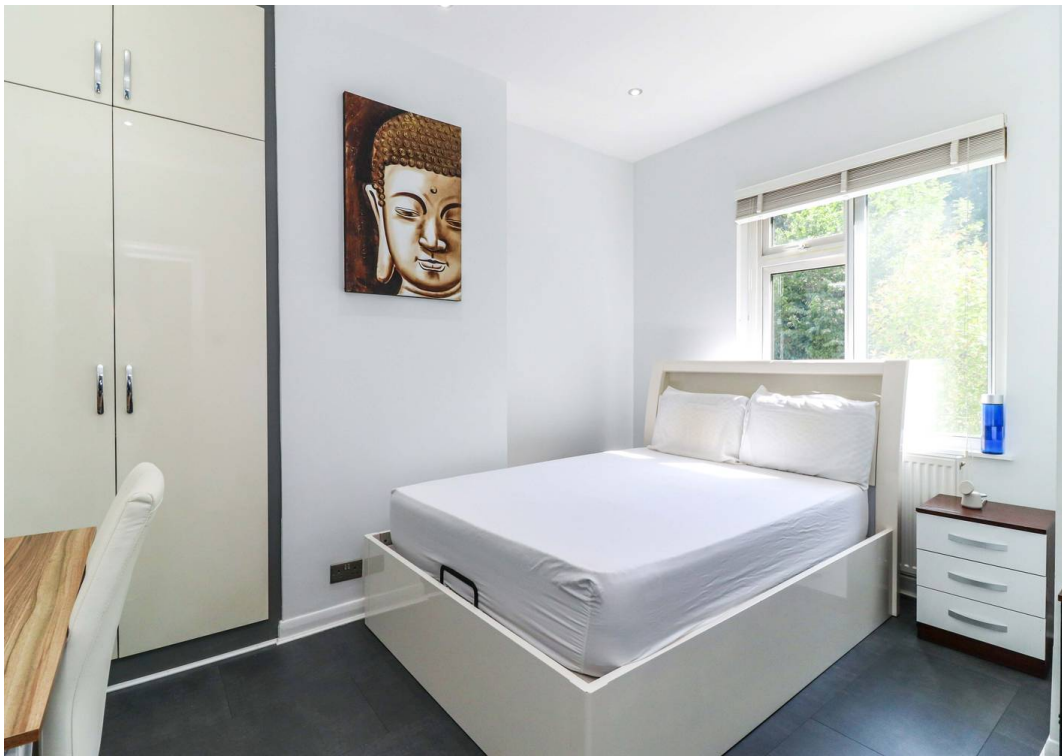
### Fixtures and Fittings

All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.



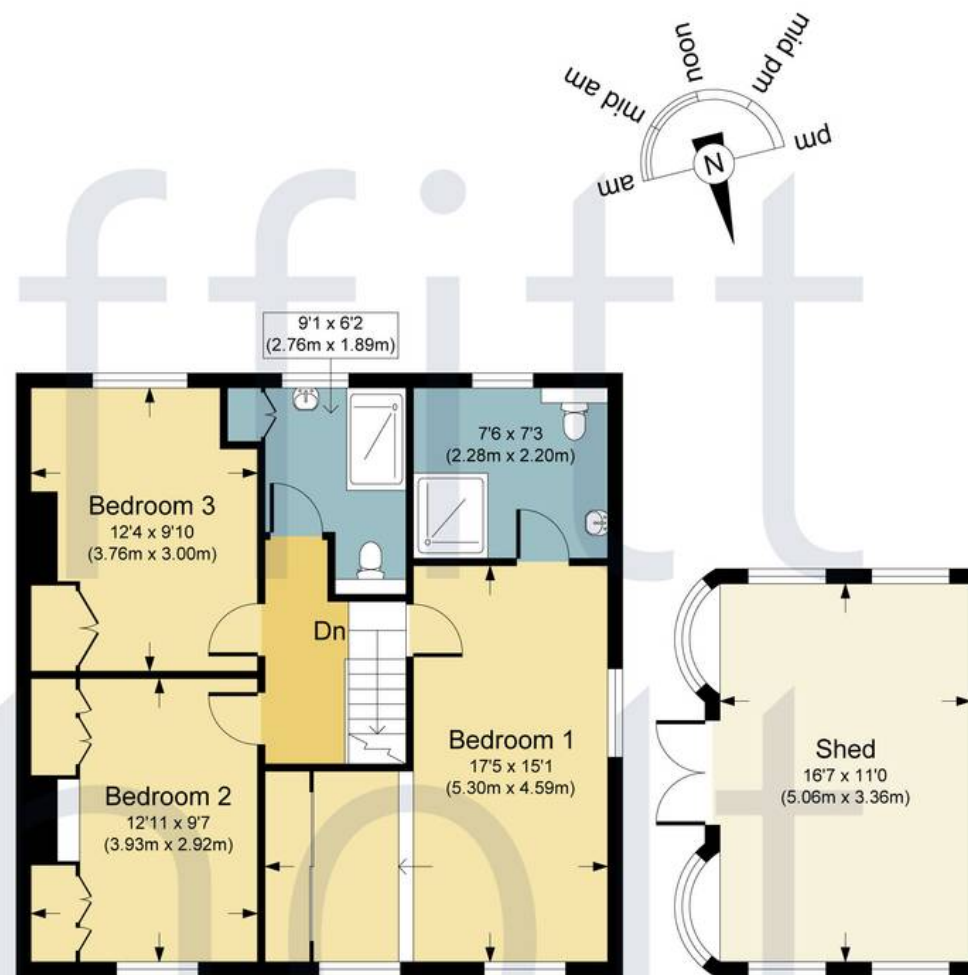








Ground Floor



First Floor

Outbuilding

GAMMONS LANE, WD17

APPROX. GROSS INTERNAL FLOOR AREA 1858.28 SQ FT / 172.64 SQ M. INC. OUTBUILDING

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