



Mildred Avenue, Watford

In Excess of £875,000

proffitt
& holt





Mildred Avenue

Watford



A handsome and characterful four bedroom detached period home, offering spacious and versatile accommodation, high ceilings and a wealth of period features, together with a number of modern improvements.

The ground floor is centred around a particularly impressive entrance hall which runs almost the full length of the property and provides access to the principal rooms. To the front is a generous lounge with a bay window and feature fireplace, while the separate dining room also benefits from a beautiful bay window. The modern Shaker-style kitchen is fitted with a range of contemporary appliances and amenities, while to the rear is a spacious dual-aspect family room with direct access to the garden, providing an excellent additional reception space. There is also a useful cellar, offering excellent storage and potential for conversion to additional living accommodation, subject to the necessary permissions. Upstairs, the generous landing leads to four large double bedrooms. The main bedroom is particularly impressive, spanning the full width of the property and enjoying a large bay window to the front. The three remaining bedrooms are also well-proportioned doubles, making this a particularly spacious family home. The family bathroom features a traditional roll-top bathtub, sink and WC, with a further separate WC providing additional convenience.

Outside, the property benefits from a front courtyard garden, while the wide side access provides convenient access to the rear. The mature rear garden measures approximately 75ft x 35ft and is predominantly laid to lawn, enjoying a good degree of privacy and providing plenty of space for outdoor entertaining and family use. An octagonal greenhouse and detached garden office provide useful additional features, with the remaining garden offering plenty of room for relaxation and outdoor activities.

Brought to the market by Proffitt & Holt – trusted for over 85 years.



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The property is located in a convenient area within close proximity of Watford Metropolitan Line station, Watford Boys Grammar School and the Green Flag award-winning Cassiobury Park, with its 100 acres of parkland and access to the Grand Union Canal.

Watford Town Centre, with its excellent shopping, transport, and entertainment facilities, is situated within approximately one mile distance, and Watford Junction mainline station is of a similar distance.

- Detached Period Home
- Four Double Bedrooms
- High Ceilings
- Character Features
- Separate Dining Room
- Cellar
- 75 ft x 35 ft Rear Garden
- Garden Office
- Proximity to Watford Boys Grammar School, Cassiobury Park and Watford Station (Met line)





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/>

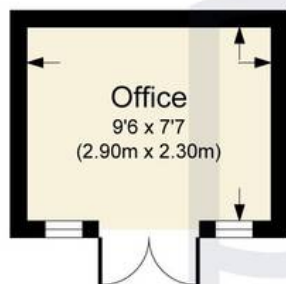
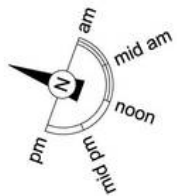
Fixtures and Fittings

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

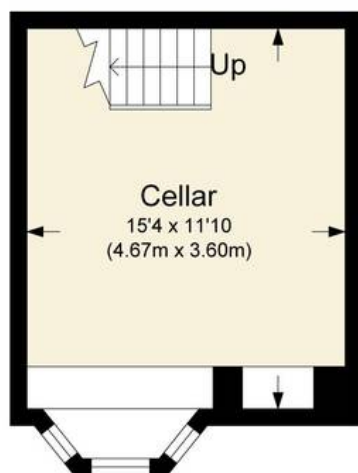








First Floor



Cellar



Ground Floor

MILDRED AVENUE, WD18

APPROX. GROSS INTERNAL FLOOR AREA 1994.87 SQ FT / 185.33 SQ M. INC. CELLAR / OFFICE

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Proffitt & Holt – Watford

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