



AWARDED FOR  
MARKETING | SERVICE | RESULTS



13 Sandringham Road, North Watford

In Excess of £450,000



 fairfieldestates



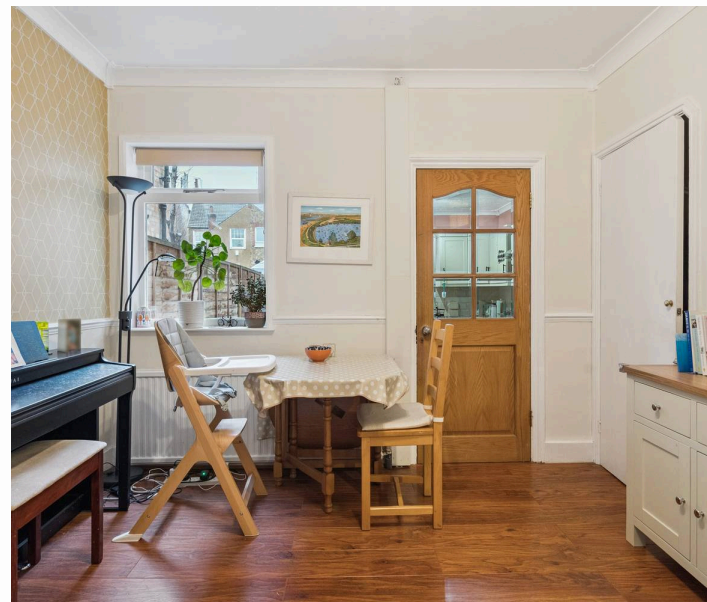
## 13 Sandringham Road North Watford

This beautifully presented three bedroom Victorian terraced house offers an exceptional opportunity to acquire a stylish and well maintained home in the heart of North Watford. The property features two separate reception rooms that provide flexible living and entertaining spaces, ideal for both family gatherings and quiet relaxation. The kitchen is thoughtfully designed to maximise both storage and work space, complementing the overall aesthetic of the home. Upstairs, the first floor hosts three well proportioned bedrooms and a stylish contemporary bathroom, recently updated to a high standard with quality fixtures and a sleek finish.

The house also benefits from a recently retiled roof, ensuring peace of mind for years to come. With its tasteful décor and careful attention to detail throughout, this property would suit a variety of buyers, from professionals to growing families. Situated on a popular residential road, the house is ideally located just over half a mile from Watford Junction Station, providing excellent transport links into London and beyond. Residents can also enjoy easy access to the wide range of shops, restaurants, and amenities available along St Albans Road, which is just a short walk away.

The combination of period character and modern updates creates a welcoming and comfortable environment, making this home a standout choice in the local market. Early viewing is highly recommended to fully appreciate the quality and convenience that this impressive terrace has to offer.

Council Tax band: C - Tenure: Freehold - EP  
Efficiency Rating: D

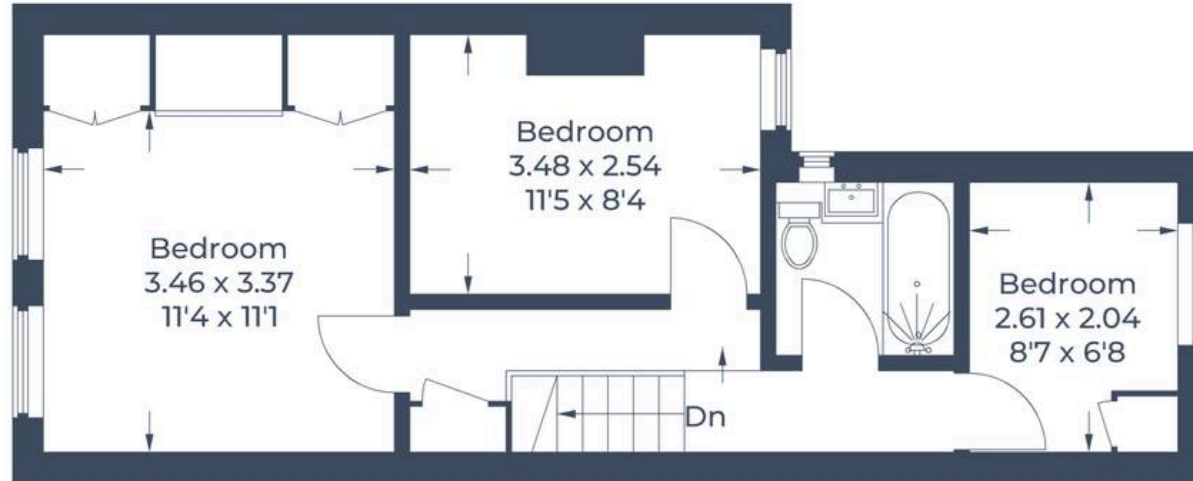


- Victorian Three Bedroom Terraced House
- Two Separate Reception Rooms

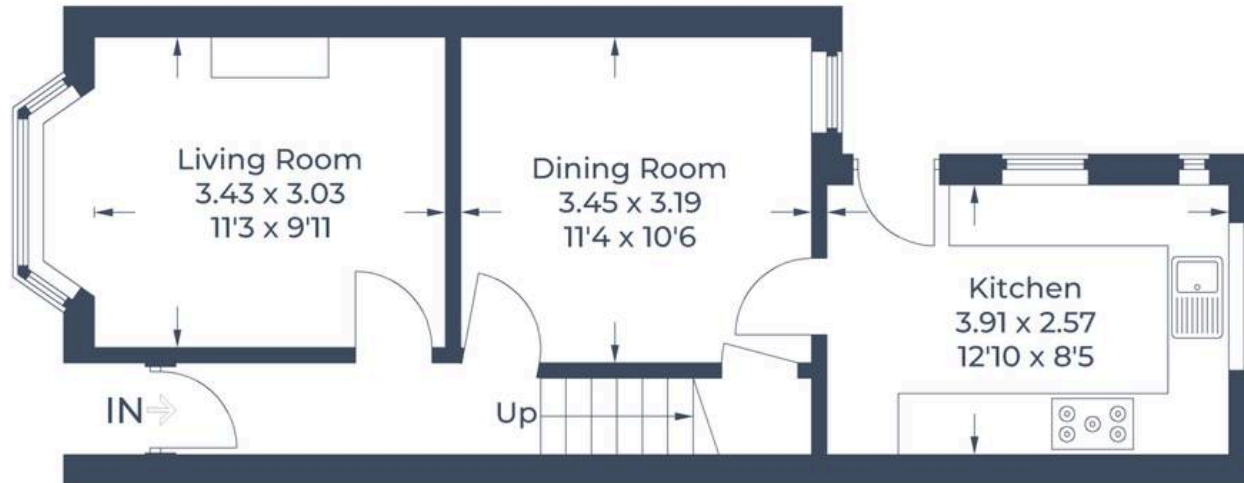




Approximate Gross Internal Area  
Ground Floor = 40.0 sq m / 430 sq ft  
First Floor = 39.8 sq m / 428 sq ft  
Total = 79.8 sq m / 858 sq ft



### First Floor



### Ground Floor

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

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## Fairfield – Watford

Fairfield Estate Agents, 190 Bushey Mill Lane – WD24 7PE

01923 237771 • [matt@fairfieldestates.co.uk](mailto:matt@fairfieldestates.co.uk) • [fairfieldestates.co.uk/](http://fairfieldestates.co.uk/)

We have prepared these particulars as a general guide of the property and they are not intended to constitute part of an offer or contract. We have not carried out a detailed survey of the property and we have not tested any apparatus, fixtures, fittings, or services. All measurements and floorplans are approximate, and photographs are for guidance only. These should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service