



The Manse | 27 Stratford Road | Nascot Wood | WD17 4QG

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The Manse is an elegant and well proportioned property built in 1924 with Art Deco and Art Nouveau original features, providing spacious family accommodation with multiple large double aspect rooms in leafy and secluded gardens yet only an 8 minute quiet walk from the platforms at Watford Junction station.

Entrance Vestibule | Reception Hall | Drawing Room | Dining Room | Study | Kitchen/
Breakfast Room | Utility | Garden Room | Guest Cloakroom | Principal Bedroom Suite
4 Further Bedrooms | Family Bathroom | Large loft with extension potential | Octagonal Garden
Office | Detached Double Garage currently a games room | Landscaped Gardens, total area approx.
0.27 acres with development potential (*subject to consent*)



Situated in a quiet road in a sought-after local conservation area, the Manse is only half a mile from Watford town centre with extensive leisure and shopping facilities, and fast rail services to Euston (20 minutes from Watford Junction) and Baker Street (32 minutes from Watford Metropolitan line).

The M1 and M25 nearby provide quick access to Heathrow and Luton airports, and local schools are excellent.



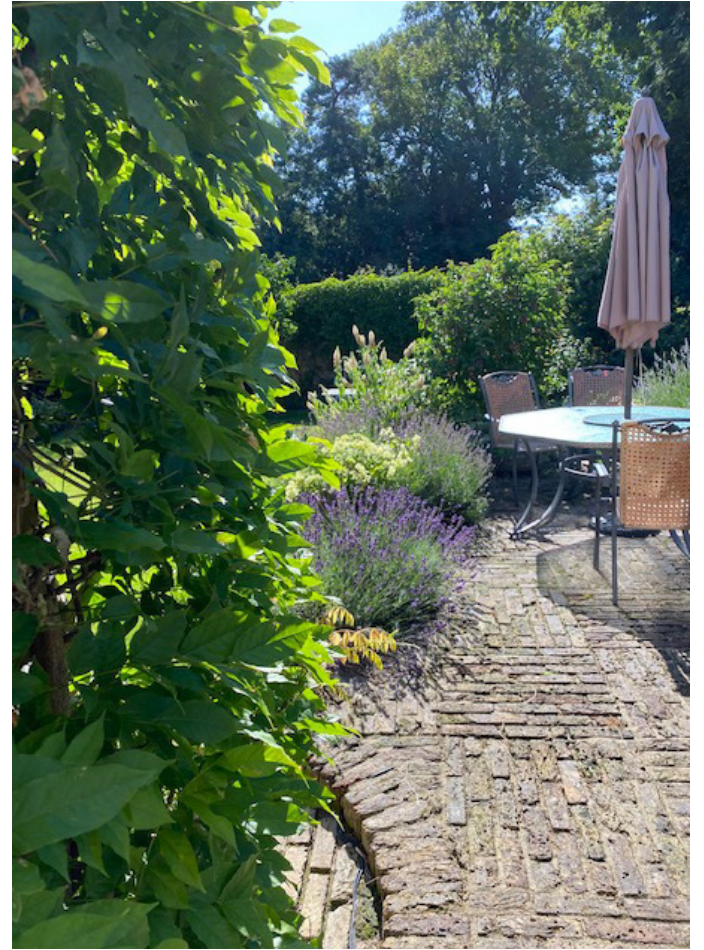




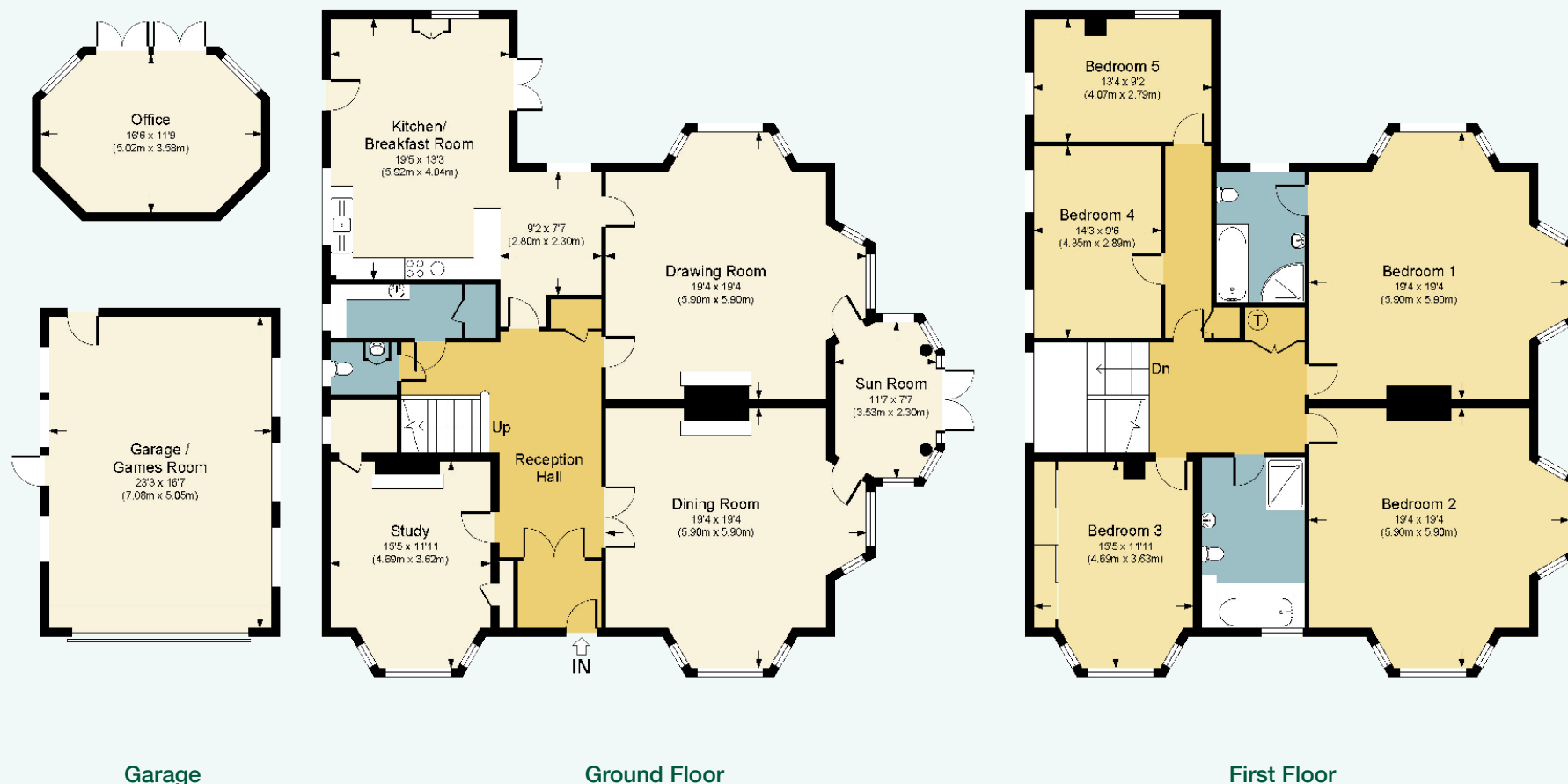
Approached via a carriage drive with parking for up to 10 vehicles, there is gated access to either side of the house leading to terracing, an ornamental pond with fountain and fish, extensive lawns and well stocked borders. The double garage provides a large recreation room with its own separate 'children's garden', with development potential for a separate property (plans available).

The house and garden provide beautiful mature tree views from all angles, despite being so close to Watford town centre, and fast train access to Euston. This unique property has only come to market three times since it was built nearly a hundred years ago. This is an extremely rare opportunity to purchase a beautifully appointed spacious family home in a private location with extensive gardens and lovely views just 16 miles from central London.





Floor Plans



Total Approx Floor Area 3579.43 SQ. FT. 332.54 SQ. M.) inc Garage & Office
Loft Area 1076.39 SQ. FT. / 100.0 SQ. M.

EPC Rating: D

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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