



24 Ridge Field, Nascot Wood, Watford, WD17 4TZ

Price £845,000 Freehold

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 ChurchillsBushey



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24 Ridge Field, Nascot Wood, Watford, Hertfordshire, WD17 4TZ

- A Well Maintained 3 Bedroom 2 Bathroom Detached House
- Located in a Quiet Cul De Sac
- 19ft Kitchen/ Dining Room
- Gas Central Heating & Double Glazing
- Secluded South West Facing Rear Garden
- Garage & Off Street Parking
- No Upper Chain
- Energy Rating: C

Nestled in a quiet cul de sac in the sought after area of Nascot Wood, this well maintained 3 bedroom, 2 bathroom detached home, built by Charles Church, offers a perfect blend of comfort and convenience.

The welcoming entrance hall leads to a cloakroom and a living room, while the spacious kitchen/dining room, fitted with John Lewis appliances, provides an ideal space for family meals and entertaining. A bright and airy double glazed conservatory extends from the dining area, opening onto a secluded and well tended south west facing rear garden. The main bedroom boasts fitted wardrobes and an en-suite shower room, while two additional bedrooms, also with wardrobes, share a stylish family bathroom. A garage to the side of the property, along with off street parking, adds to the home's practicality.

Ideally located within easy reach of the M24 and A41 motorways, as well as local shops, schools, Watford Junction Station, and Watford Metropolitan Underground Station, this desirable property is offered for sale with no upper chain.









ENTRANCE HALL

Double glazed arch window to the front aspect, staircase to the first floor

CLOAKROOM

Double glazed window to the front aspect, wc with concealed cistern, wash hand basin with cupboard under, concealed radiator, inset spots, tiled floor

LIVING ROOM 15'3" (4.65m) x 12'5" (3.78m)

Attractive fire place feature, double glazed patio doors leading on to the garden, double glazed window to the rear aspect, wall lights, double doors leading on to

KITCHEN/ DINING ROOM 19'7" (5.97m) x 9'9" (2.97m)

Range of wall and base units, working surfaces, sink unit with drainer and mixer tap, integrated John Lewis appliances including electric oven, microwave, induction hob with extractor over, integrated fridge freezer and washing machine, cupboard housing wall mounted gas fired central heating boiler, breakfast bar with wine rack, ample space for dining table, tiled walls and floor, double glazed window to the front aspect, double glazed sliding doors leading on to

CONSERVATORY 12'10" (3.91m) x 10'2" (3.1m)

Double glazed conservatory with laminate wood flooring, inset spotlights and double glazed doors leading on to the garden

FIRST FLOOR LANDING

Access to the loft via pull down ladder, airing cupboard housing lagged hot water cylinder

BEDROOM 1 13'7" (4.14m) x 9'11" (3.02m)

Double glazed window to the front aspect, fitted wardrobe cupboards, dressing table & chest of drawers with matching bedside tables, inset spotlights, door to

EN SUITE SHOWER ROOM

Large walk in shower, wash hand basin, wc with concealed cistern, large wall cabinet with mirrored front, chrome ladder radiator, tiled walls, vinyl flooring, inset spotlights, double glazed window to the rear aspect

BEDROOM 2 9'6" (2.9m) x 8'0" (2.44m)

Double glazed window to the rear aspect, fitted wardrobe cupboards, chest of drawers and bedside table

BEDROOM 3 9'0" (2.74m) x 7'8" (2.34m)

Double glazed window to the front aspect, fitted wardrobe cupboards and chest of drawers

BATHROOM

Fully tiled. Panelled bath with independent shower over, glass shower screen, wash hand basin with drawer under, wc with concealed cistern, fitted wall mirror, ladder radiator, inset spotlights, extractor fan

OUTSIDE

REAR GARDEN

Well maintained secluded rear garden with paved patio area, lawn, conifers, borders, outside lighting, gated side access

GARAGE 18'3" (5.56m) x 8'5" (2.57m)

Approached via own block paved driveway with up and over door to the front, personal door to the rear leading on to the garden, light and power

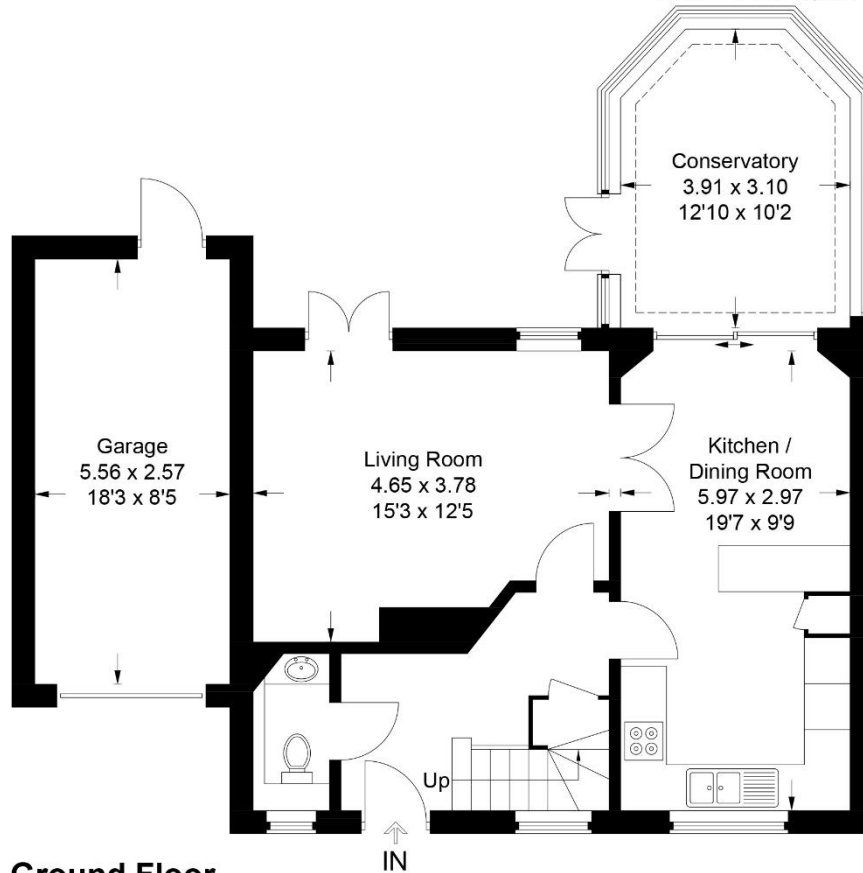
OFF STREET PARKING

To the front of the garage for 1 car

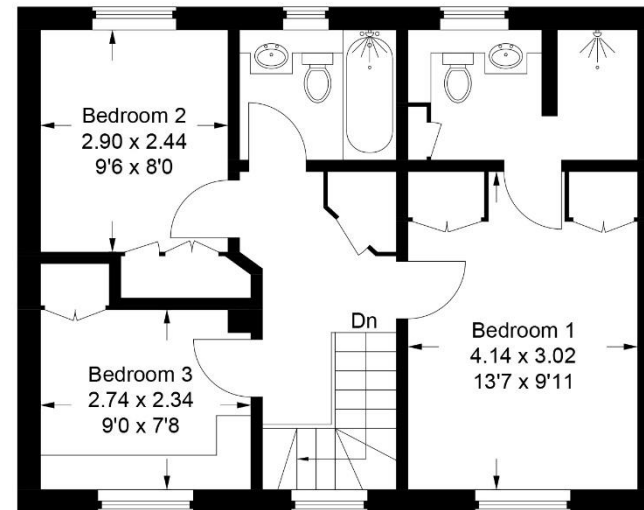
COUNCIL TAX

Watford Borough Council, Tax Band F, £3230.21 2024/2025

Approximate Gross Internal Area
 Ground Floor = 59.1 sq m / 636 sq ft
 First Floor = 46.8 sq m / 504 sq ft
 Garage = 14.3 sq m / 154 sq ft
 Total = 120.2 sq m / 1,294 sq ft



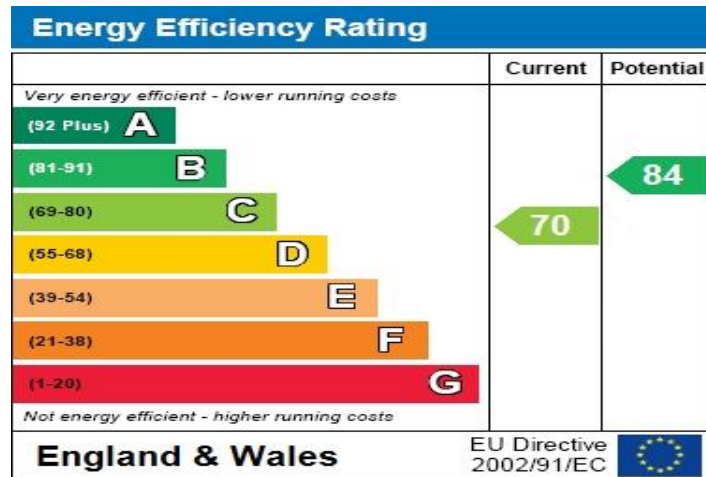
Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Important Notice:

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, and these should not be relied upon for the purchase of carpets or any other fixtures or fittings.

Lease details, service charges and ground rent (where applicable) have been provided by the client and should be checked and confirmed by your solicitor prior to exchange of contracts.

