



Burrow Close, Watford

£630,000

proffitt
& holt





Burrow Close

Watford

A beautifully presented four bedroom, two bathroom modern end terrace property located in a small, quiet development and within close proximity to a host of nearby transport links and amenities. Set over three floors the internal accommodation comprises entrance hall, living room, downstairs guest cloakroom, kitchen, three well proportioned first floor bedrooms and a family bathroom. The top floor houses a master suite with a generous double bedroom and an en suite shower room.

Externally there are two allocated parking spaces and a larger than average (for the road) garden which is mainly laid to lawn and also provides a paved patio seating area.

For further details or to arrange an internal inspection please contact leading local agent Proffitt and Holt.





Burrow Close

Watford

Burrow Close borders the sought-after Nascot Wood residential area with the highly regarded Nascot Wood Infants and Nursery School, Nascot Wood Junior School, 'Green Flag' award-winning Cheslyn Gardens. Also, a short distance to Watford Metropolitan Line station and 'Green Flag' award-winning Cassiobury Park with access to the River Gade and the Grand Union Canal, two cafes and paddling pool leisure area.

Watford Town Centre is approximately a distance of one and a half miles providing excellent shopping facilities, including the Atria Watford Shopping & Leisure Centre, The Palace and The Pumphouse theatres, Watford Colosseum, and numerous restaurants.

Watford Junction mainline station is within a similar distance and provides fast and frequent services to London, Euston. For the road user, both the M1 and M25 motorways can be reached, typically, within a drive of five/ten minutes.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





FEATURES

- Beautifully Presented
- Four Bedrooms
- Two Bathrooms (one en suite)
- End Terrace
- Modern
- Corner Plot within Quiet Development
- Sought After Location
- Allocated Parking
- Ground Floor Guest Cloakroom
- Larger Than Average (for the road) Garden

For broadband and mobile speeds see:

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

General Information

Services

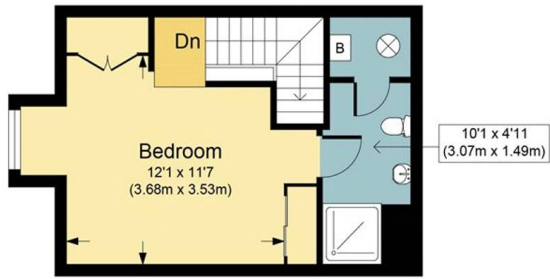
Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

Fixtures and Fittings

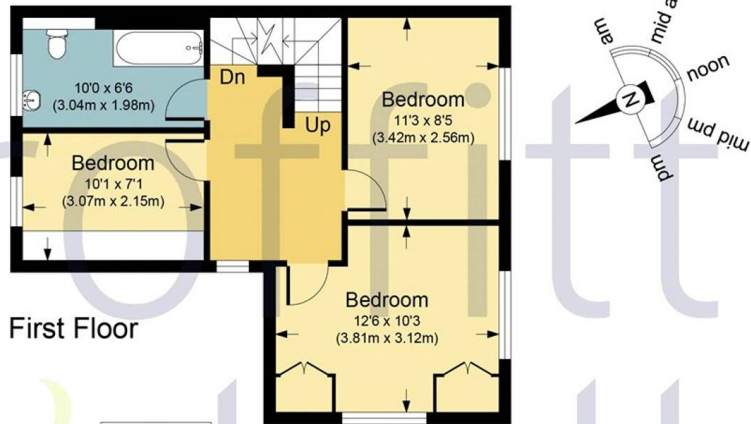
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.



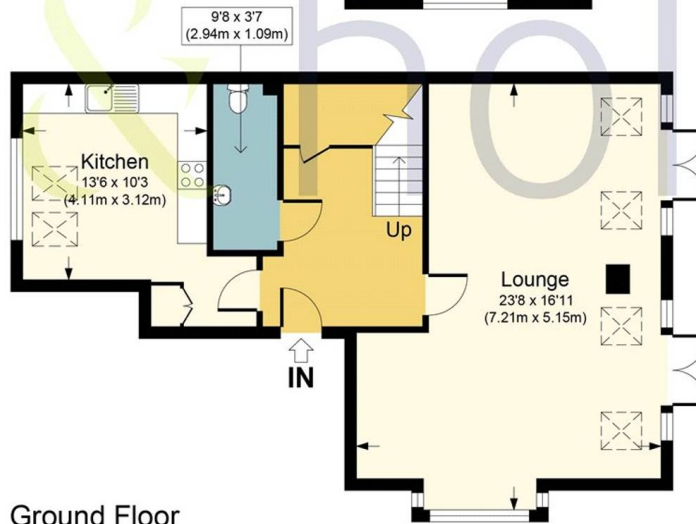




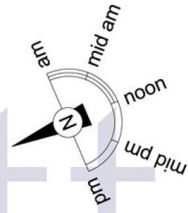
Second Floor



First Floor



Ground Floor



20 BURROW CLOSE, WD17

APPROX. GROSS INTERNAL FLOOR AREA 1345.27 SQ FT / 124.98 SQ M

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Proffitt & Holt – Watford

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