



Nascot Wood Road, Watford

£1,150,000

proffitt
& holt





Nascot Wood Road

Nascot Wood, Watford

Proffitt & Holt are pleased to present this spacious and versatile 4/5 bedroom detached family home in the sought-after area of Nascot Wood. Located on Nascot Wood Road, this property offers convenience and a welcoming layout ideal for modern family living.

As you enter the home, you are greeted by a bright and airy entrance hall complete with under-stairs storage, perfect for keeping your living spaces tidy. The ground floor boasts a generously sized bedroom with an en-suite shower room, ideal for guests or extended family. The well-appointed kitchen opens into a delightful garden room, providing direct access to the rear garden, making it perfect for both relaxing and entertaining. Additionally, a convenient downstairs WC is located off the garden room. The open-plan lounge and dining room offer a warm and inviting space, leading seamlessly into the conservatory, which looks out onto the garden, creating an ideal spot for year-round enjoyment. Upstairs, the landing provides access to four further bedrooms, including a spacious master bedroom with an en-suite shower room. The fourth bedroom offers additional storage space with access to the eaves. A well-presented family bathroom completes the upper floor.

Outside, the property benefits from a driveway providing ample off-road parking. The rear garden, accessible from the garden room, side gate and conservatory, is a lovely private space, and includes lawn and patio areas as well as a handy large summerhouse.

This property is offered with no upper chain, making it a fantastic opportunity for those looking to move quickly. Viewings are highly recommended to fully appreciate all that this home has to offer.





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Nascot Wood, Watford

Located in the sought-after residential area of Nascot Wood with the highly regarded Nascot Wood Infants and Nursery School and Nascot Wood Junior School, as well as the "Green Flag" award winning Cheslyn Gardens, and just a short walk to the entrance of the "Green Flag" award winning Cassiobury Park with access to the River Gade, the Grand Union Canal, two cafes and paddling pool leisure area. The Watford Palace Theatre in the Town Centre is in walking distance, as are excellent shopping facilities including the indoor Atria shopping centre and numerous restaurants.

For the commuter, Watford Junction Station is around 15 minutes' walk and provides fast and frequent services to London, Euston. Both the M1 and M25 motorways are typically within a 10-minute drive.

Council Tax band: G (Watford Borough Council)

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E





'For broadband and mobile speeds see;

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

FEATURES

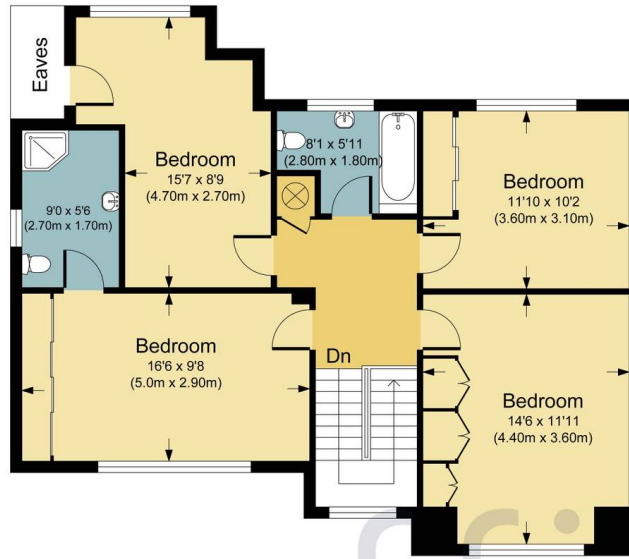
- 3 Bathrooms
- Sought-After Location
- Driveway Parking
- 4/5 Bedrooms
- Close to Excellent Schooling
- Detached Family Home
- No Upper Chain



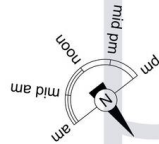








First Floor



Ground Floor

NASCOT WOOD ROAD, WD17

APPROX. GROSS INTERNAL FLOOR AREA 1858.82 SQ FT / 172.69 SQ M.
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Proffitt & Holt – Watford

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