



13 Lingfield Way, Watford  
£1,500,000

proffitt  
& holt





## 13 Lingfield Way

Watford, 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

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Driveway Parking
- Immaculately Presented Throughout
- Sought-After Location
- Three Bathrooms
- Separate Dining Room
- Double Garage
- Southwest-Facing Garden
- Five-Bedroom Detached Family Home





## 13 Lingfield Way

Watford, Watford

Proffitt & Holt present this immaculate and spacious five-bedroom detached house, perfectly situated in the sought-after area of Nascot Wood. This beautifully presented home offers an exceptional blend of luxury, comfort, and practicality, making it the ideal residence for modern family living. Contact Proffitt & Holt today to arrange a viewing and take the first step towards making this dream home yours. EPC - EER: C Council Tax Band: G (Watford)





## Broadband speeds available

Ultrafast

1600Mb

Average download speed of the fastest package at this postcode\*

Suitable for\*\*

Web & social

Flawless video calls

4K streaming

Online gaming



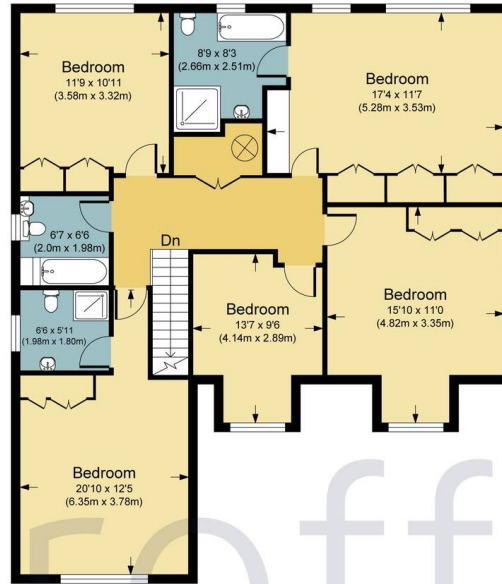




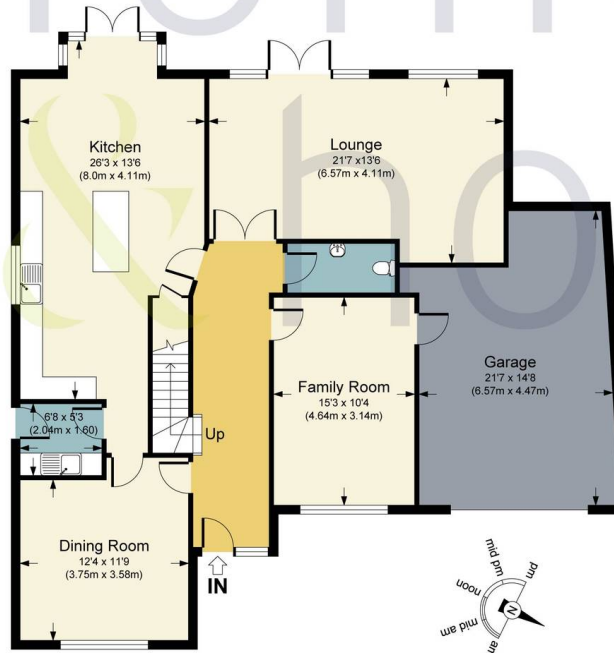








First Floor



Ground Floor



LINGFIELD WAY, WD17

APPROX. GROSS INTERNAL FLOOR AREA 2595.28 SQ FT / 241.11 SQ M. INC. GARAGE  
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## Proffitt & Holt – Watford

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