



proffitt
& holt



Birch Tree Walk, Watford

Offers in Region of **£900,000**



Birch Tree Walk

Nascot Wood, Watford

A wonderful opportunity to acquire this three double bedroom, two bathroom, detached bungalow in a quiet location within the highly desirable Nascot Wood area and only a short distance to excellent schools, Watford Junction Station, local shops and amenities. This spacious property, which is offered for sale with NO UPPER CHAIN, requires some updating and benefits from a private and pretty rear garden, driveway parking, a detached double garage and has scope for extension – STPP.

Internally, the accommodation comprises a spacious entrance hall with storage cupboards, a built-in desk area plus a guest cloakroom. There is a good size master bedroom which overlooks the front garden and benefits from an en-suite bathroom; plus there are two further double bedrooms, both with ample built-in cupboards and a separate family shower room.

The generous sitting/dining room benefits from a feature fireplace and enjoys large Bi-folding doors across the rear; giving access to the garden and making this room bright and airy. The modern kitchen leading from the sitting/dining room is fitted with a good amount of wall and base units and has a built-in dishwasher, fridge, freezer, large Range oven and has space for a washing machine.

Externally, this property sits on a good size plot with a generous amount of lawn area to both the front and side. The pretty and well-maintained rear garden, which is completely private and enclosed, is laid to lawn with an array of mature bushes, plants, trees, and shrubs to the borders and benefits from a wooden summer house. There is a spacious patio, which has space for table and chairs; an ideal area for outside entertaining. At the bottom of the garden, there is a detached double garage and off street parking in front.



Birch Tree Walk

Nascot Wood, Watford

Nascot Wood is a sought-after 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

Watford Borough Council

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





FEATURES

- Separate Family Shower Room
- Private and Enclosed Rear Garden
- Detached Bungalow
- Driveway Parking
- Requires Some Updating
- Double Garage
- Master Bedroom with En Suite Bathroom
- Large Sitting/Dining Room with Bi-Folding Doors overlooking the rear garden
- Scope for Extension, STPP
- Three Double Bedrooms
- Modern Kitchen
- NO UPPER CHAIN

For broadband and mobile speeds see;

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

General Information

Services

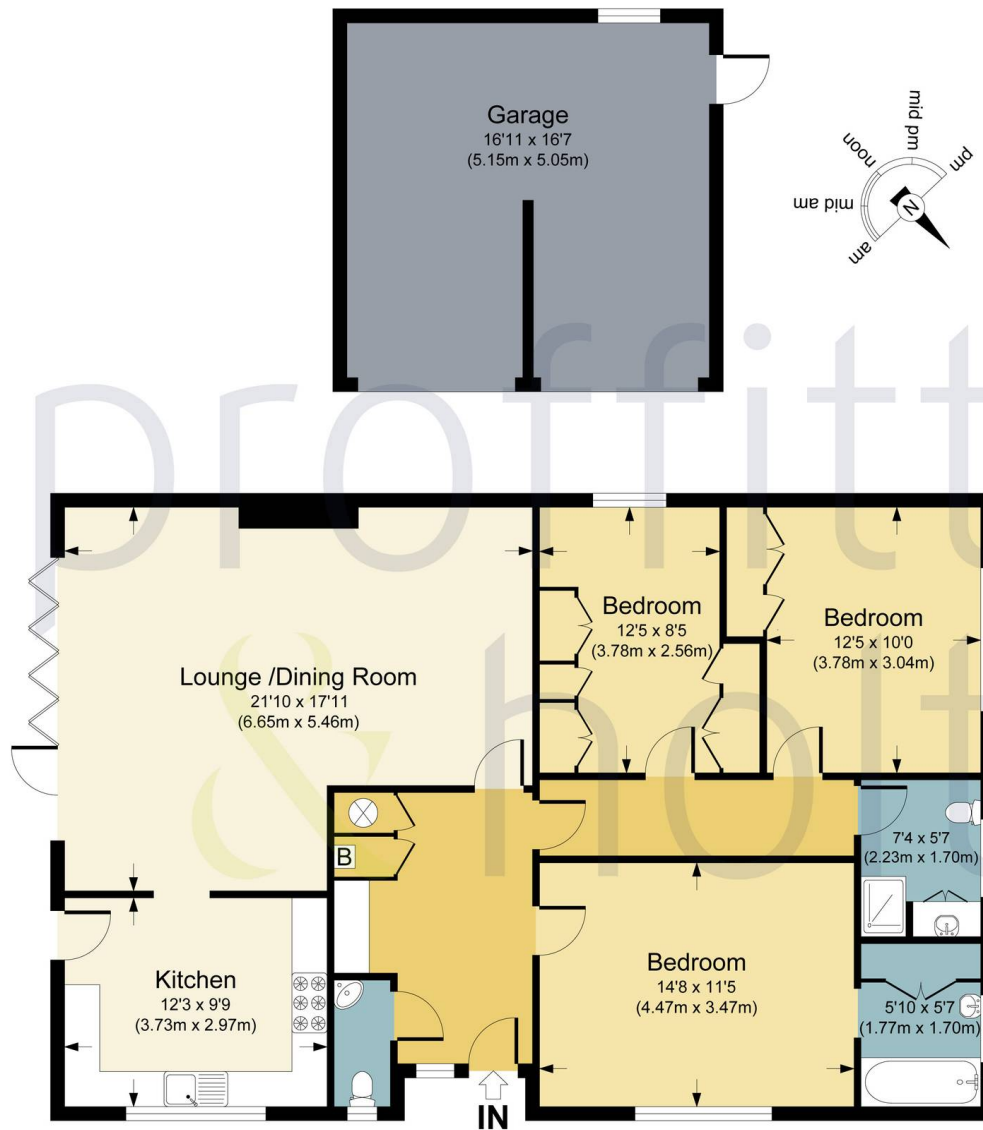
Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

Fixtures and Fittings

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







Ground Floor

2 A BIRCH TREE WALK, WD17

APPROX. GROSS INTERNAL FLOOR AREA 1461.41 SQ FT / 135.77 SQ M. INC. GARAGE

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Proffitt & Holt – Watford

141 The Parade, High Street – WD17 1NA

01923 222522 • watford@proffitt-holt.co.uk • www.proffitt-holt.co.uk/

