



proffitt  
& holt



Birch Tree Walk, Watford

In Excess of £850,000





## 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

PHOLTW: THIS IMAGE IS ILLUSTRATIVE ONLY - NOT TO SCALE. COPYRIGHT: THE IMAGE TAILOR LTD. 2024.







## Proffitt & Holt – Watford

141 The Parade, High Street – WD17 1NA

01923 222522 • [watford@proffitt-holt.co.uk](mailto:watford@proffitt-holt.co.uk) • [www.proffitt-holt.co.uk/](http://www.proffitt-holt.co.uk/)

