



Ridge Lane, Watford

Guide Price £1,200,000

proffitt  
& holt





## Ridge Lane

### Watford

Proffitt & Holt are pleased to present this five-bedroom detached house, originally built in the 1930s and significantly extended and modernised. Located on the desirable Nascot Wood, this property offers ample living space, ideal for a family.

Upon entering, an arched porch leads to a spacious entrance hall with a guest cloakroom. The front sitting room features a bay window and a fireplace, connecting to an additional sitting area. This opens into a high-specification kitchen with light maple wood fronts, granite worktops, and a large island unit. Adjacent to the kitchen, a utility area maintains the same style. A garden room, perfect for hosting events, has bi-fold doors opening to the garden, and a versatile room next to it offers potential for conversion into additional accommodation.

The first floor includes a principal bedroom with an en suite wet room, two double bedrooms with garden views, and two single bedrooms, one used as a dressing room. A family bathroom completes this level. The house benefits from gas central heating, double glazing, and a large loft for extra storage.

Externally, the front garden is primarily paved, providing off-street parking for several cars, with side access to the rear. The mature rear garden features a large terrace, lawn, a wooden summerhouse, a garden shed, and a workshop area at the back of the garage, with potential for further accommodation.

Viewing is recommended to appreciate the space and quality of this well-presented home.

EPC - EER: D

Council Tax Band: G [Watford Borough Council]





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### Watford

The property is ideally situated for easy access to Watford's busy Town Centre which provides extensive shopping, transport, and entertainment facilities, including the Atria Watford Shopping & Leisure Centre, The Palace and Pumphouse theatres, Watford Colosseum, and numerous restaurants. Watford Metropolitan Line station and Watford Junction mainline station provide fast and frequent services into London. For the road user, access to the motorway network is also close-by, with the M25 & M1 motorways being accessible, typically, within a drive of 5-10 minutes. Also, close-by is the extensive parkland of the Green Flag award-winning Cassiobury Park, The Grove Hotel with its Championship Golf Course, and highly regarded restaurants and the recently built Watford Central Sports Leisure Centre including gym and swimming pool facilities.



Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

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

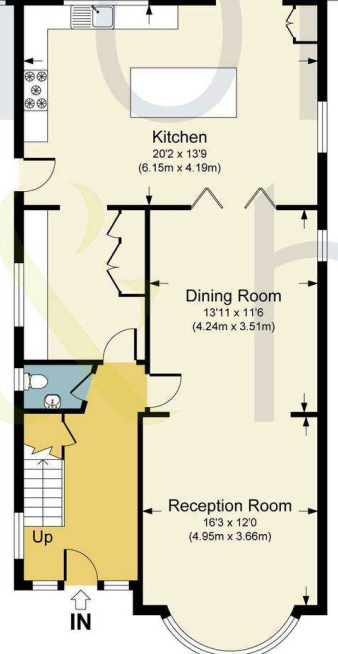
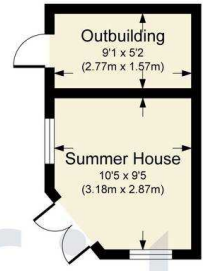
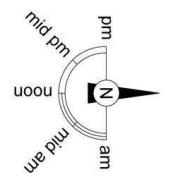
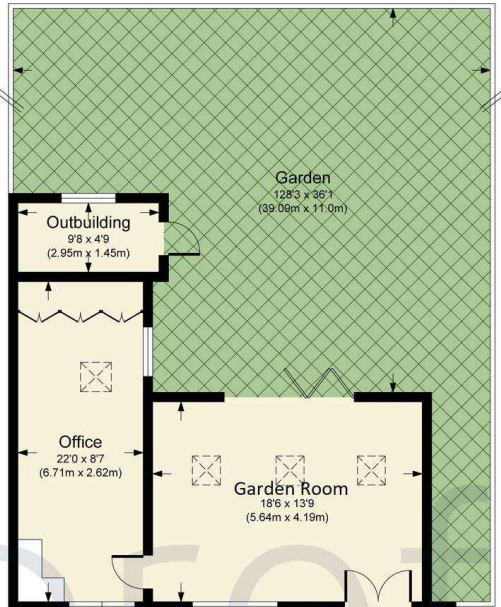
- Five-Bedroom Detached Family Home
- Extended, Modernized
- High-Spec Kitchen/Breakfast and Utility
- Guest Cloakroom
- Garden Room, Bi-Fold Doors
- Attached Outbuilding
- Mature Rear Garden
- Driveway Parking
- Sought-After Location
- Large Summerhouse



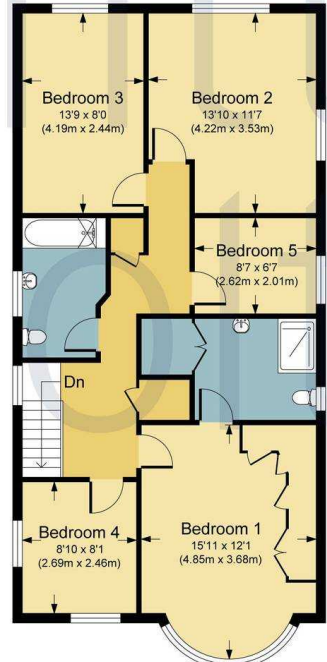








Ground Floor



First Floor

RIDGE LANE, WD17

APPROX. GROSS INTERNAL FLOOR AREA 2351.0 SQ FT / 218.30 SQ M. INC. OUTBUILDING  
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## Proffitt & Holt – Watford

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