



Burrow Close, Watford

Guide Price **£290,000**

proffitt
& holt





Burrow Close

Nascot Wood, Watford

Proffitt & Holt are delighted to present this spacious one-bedroom top-floor flat, superbly situated in the highly sought-after Nascot Wood area. This charming property is in excellent decorative order throughout and provides generous living accommodation.

Upon entering the flat via its own private stairwell, you are welcomed into an open space currently utilised as a home office, offering a versatile area to suit your needs. The property features a large double bedroom and ample storage space within the hallway. The spacious lounge, boasting dual aspect windows, allows for plenty of natural light, creating a bright and inviting atmosphere. The modern fitted kitchen is both functional and stylish. Completing the layout is a well-appointed family bathroom, all accessed from the central hallway.

Additional benefits of this delightful flat include loft space for extra storage, an allocated parking space, and access to a well-maintained shared garden.

This property represents an excellent opportunity for both first-time buyers and investors alike. Viewings are highly recommended to fully appreciate the space and quality on offer.

Don't miss out on this fabulous property in Nascot Wood – contact Proffitt & Holt today to arrange your viewing!

Council Tax Band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





Burrow Close

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 mile providing excellent shopping facilities, including the Harlequinn Watford Shopping 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. Both the M1 and M25 motorways can be reached, typically, within a drive of five/ten minutes



- One-Bedroom Top-Floor Flat
- Excellent Decorative Order Throughout
- Private Stairwell with Home Office Space
- Spacious Lounge with Dual Aspect Windows
- Allocated Parking
- Loft Space
- Access to Shared Garden
- Sought-After Location





For broadband and mobile speeds see:

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

General Information

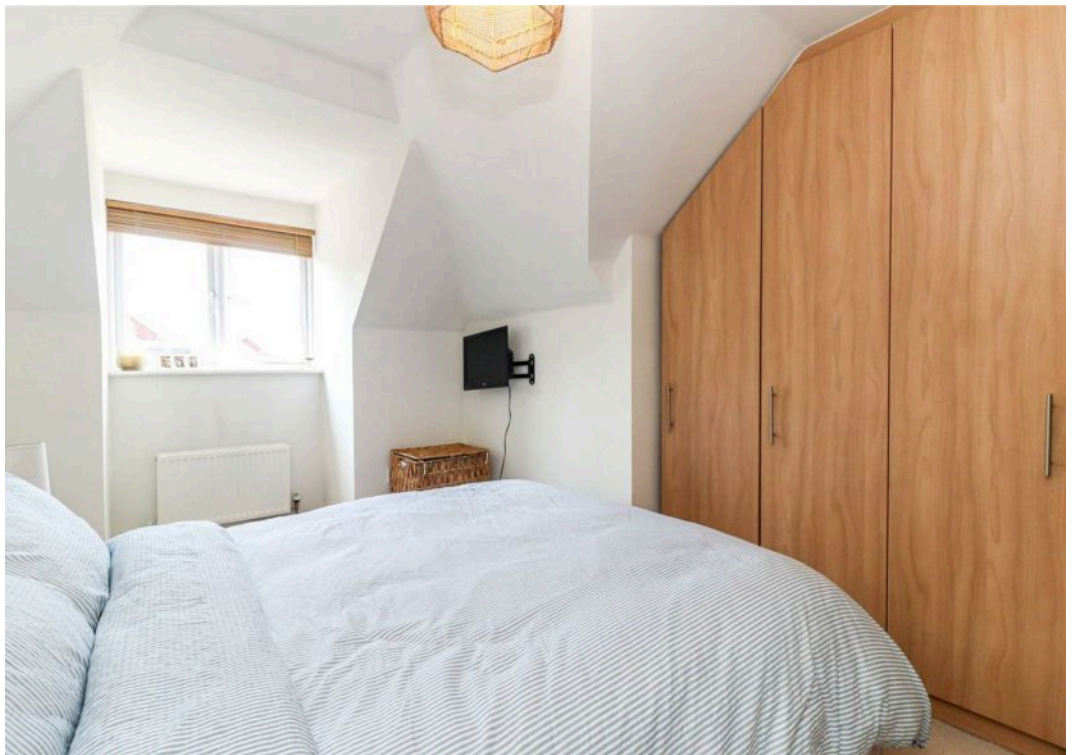
Services

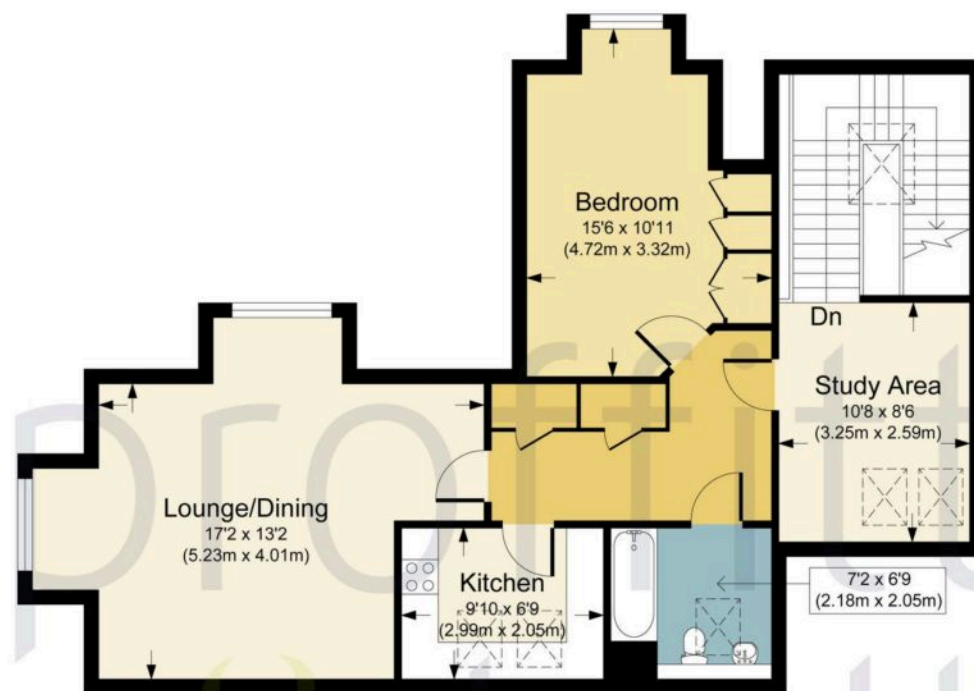
Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

Fixtures and Fittings

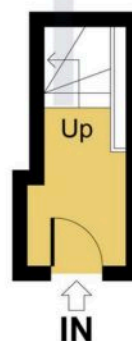
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.



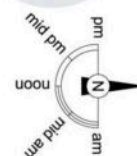




Second Floor



First Floor



BURROW CLOSE, WD17

APPROX. GROSS INTERNAL FLOOR AREA 796.74 SQ FT / 74.02 SQ M.
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Proffitt & Holt – Watford

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