



11 Birch Tree Walk, Watford
£850,000

proffitt
& holt





11 Birch Tree Walk

Watford, Watford

Proffitt & Holt are delighted to offer this wonderful opportunity to acquire this two/three double bedroom detached house situated in a quiet cul-de-sac location in the sought-after area of Nascot Wood. Situated just a short distance from excellent schools, Watford Junction Station and a variety of local shops and amenities, this property is ideally positioned for families and commuters alike.

The house, offered for sale with NO UPPER CHAIN, provides a spacious living environment with plenty of potential. It was previously a three-bedroom property but has been adapted to its current layout with a wall removed to create two larger bedrooms. There is also scope for extension (STPP), allowing for further enhancement to suit your needs.

There is a generous sized sitting room which benefits from a feature fireplace and has floor to ceiling glass panes overlooking the front garden making it a bright and airy room. There is a good-sized dining room with extended living space and large French windows/doors which open out onto the patio and overlook the attractive garden. The patio is spacious with room for table and chairs and is an ideal area for outside entertaining.

Externally the property sits on a good-sized plot backing onto woodland. The attractive, well-maintained garden has a vast array of plants, trees, and shrubs along with a wooden summer house. There is a detached, double garage with a good-sized driveway offering ample off-street parking.

Upstairs there is a large master bedroom which overlooks the front garden and has ample built in cupboards. This room was originally two bedrooms and could easily be converted back into two rooms. The second double bedroom is a good size with built in cupboards and overlooks the back garden.

Although some updating is required, this home presents a fantastic opportunity for buyers looking to add their personal touch and create a wonderful family residence.

Early viewing is highly recommended.





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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: G

Tenure: Freehold

- Detached Family Home
- Potential to Extend and Add Value (STPP)
- No Upper Chain
- Driveway Parking
- Garage
- Private Garden
- Sought-After Location
- Potential to Revert Back to a Three Bedroom Property





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Broadband type	Highest available download speed	Highest available upload speed	Availability
Standard	26 Mbps	4 Mbps	Good
Superfast	--Not available	--Not available	Unlikely
Ultrafast	1000 Mbps	220 Mbps	

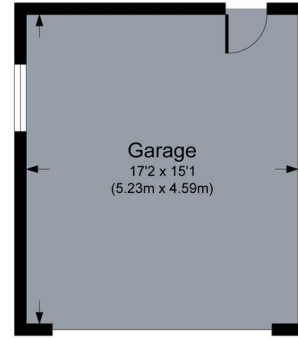
Provider	Voice	Data
EE	Likely	Likely
Three	Likely	Likely
O2	Likely	Likely
Vodafone	Likely	Likely



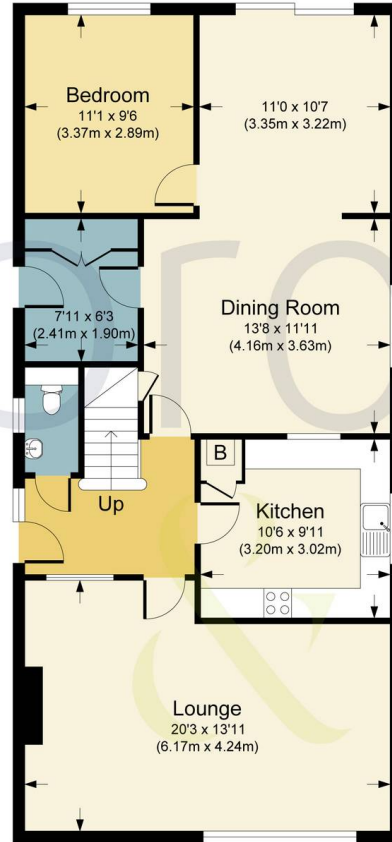




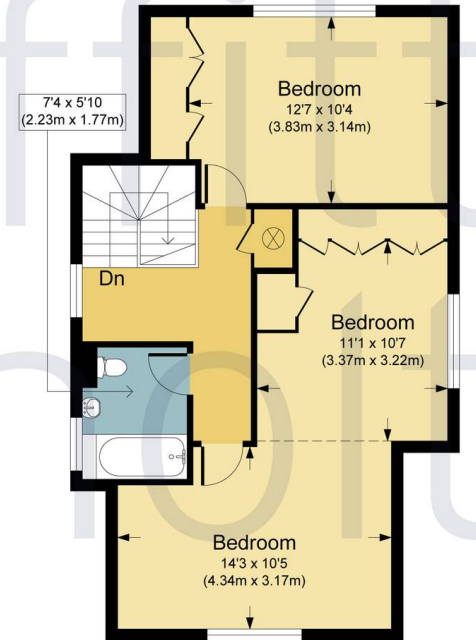




Garage



Ground Floor



First Floor

BIRCH TREE WALK, WD17

APPROX. GROSS INTERNAL FLOOR AREA 1782.93 SQ FT / 165.64 SQ M. INC. GARAGE
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Proffitt & Holt – Watford

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