

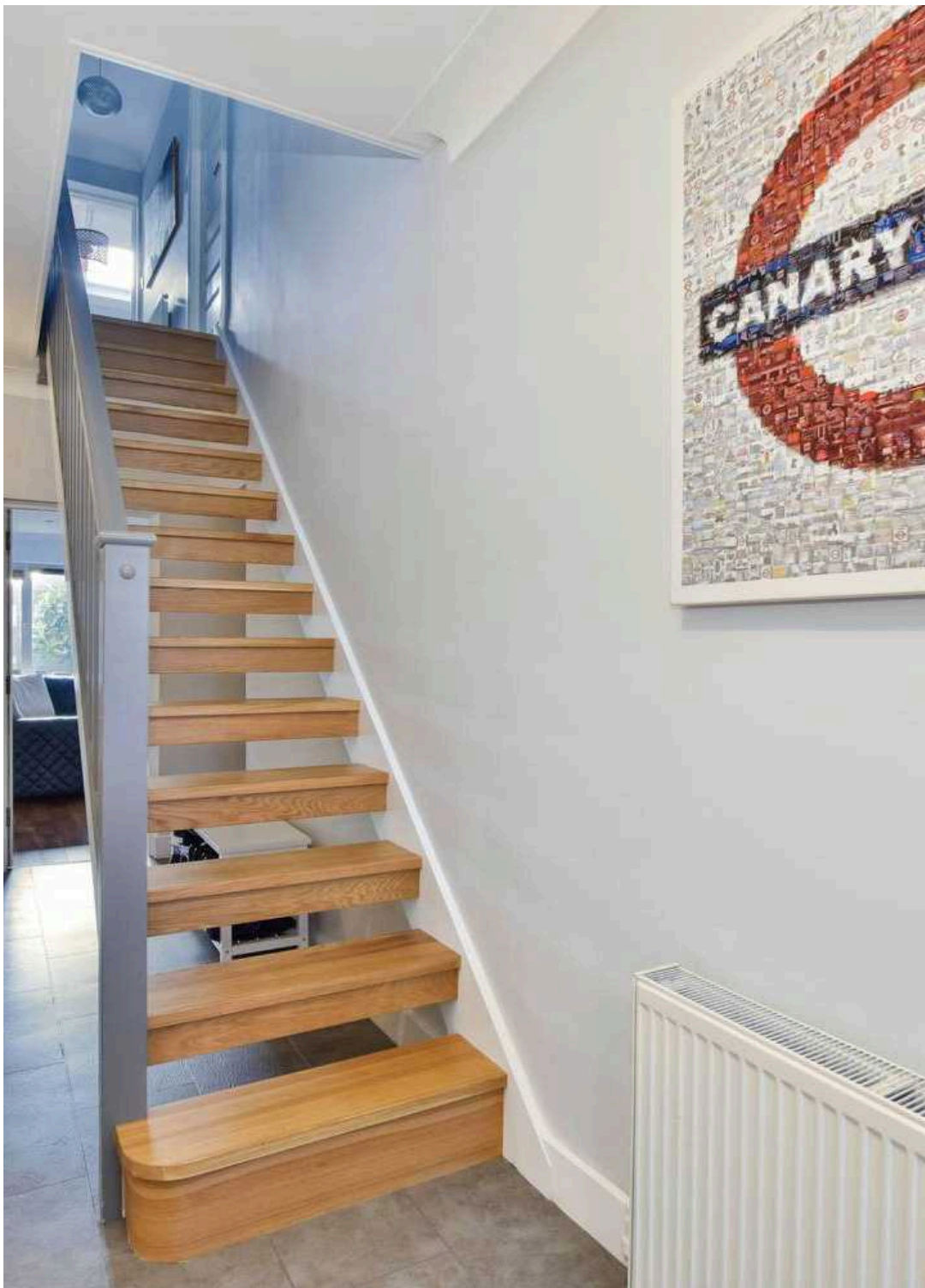


Ridge Lane, Watford

In Excess of £1,150,000

proffitt
& holt





Ridge Lane

Watford

A stunning five-bedroom detached house located in Nascot Wood borders, ideal for family living.

The ground floor includes a welcoming entrance hallway with a unique semi-floating staircase, a modern kitchen/diner with range cooker, a study, a W/C, and a spacious reception room with doors opening to the garden.

On the first floor are four double bedrooms, two with en-suite shower rooms, plus a family bathroom off the landing. The second floor hosts a fifth double bedroom with an en-suite bathroom.

The rear garden is thoughtfully landscaped, with a patio, an area of artificial turf, and a home gym along with multiple storage sheds at the back.

The property also benefits from a large driveway, offering parking for several vehicles.

For more information or to schedule a viewing, please contact Proffitt & Holt.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

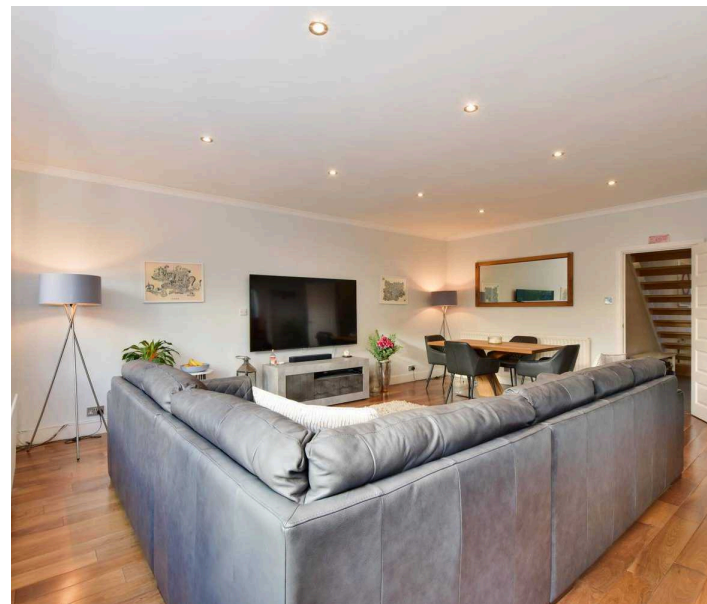




Ridge Lane

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.



- Five-Bedroom Detached Home
- Modern Kitchen/Diner
- Study and Spacious Reception Rooms
- Landscaped Garden with Patio
- Home Gym
- Four Bathrooms plus WC
- Driveway Parking
- 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.

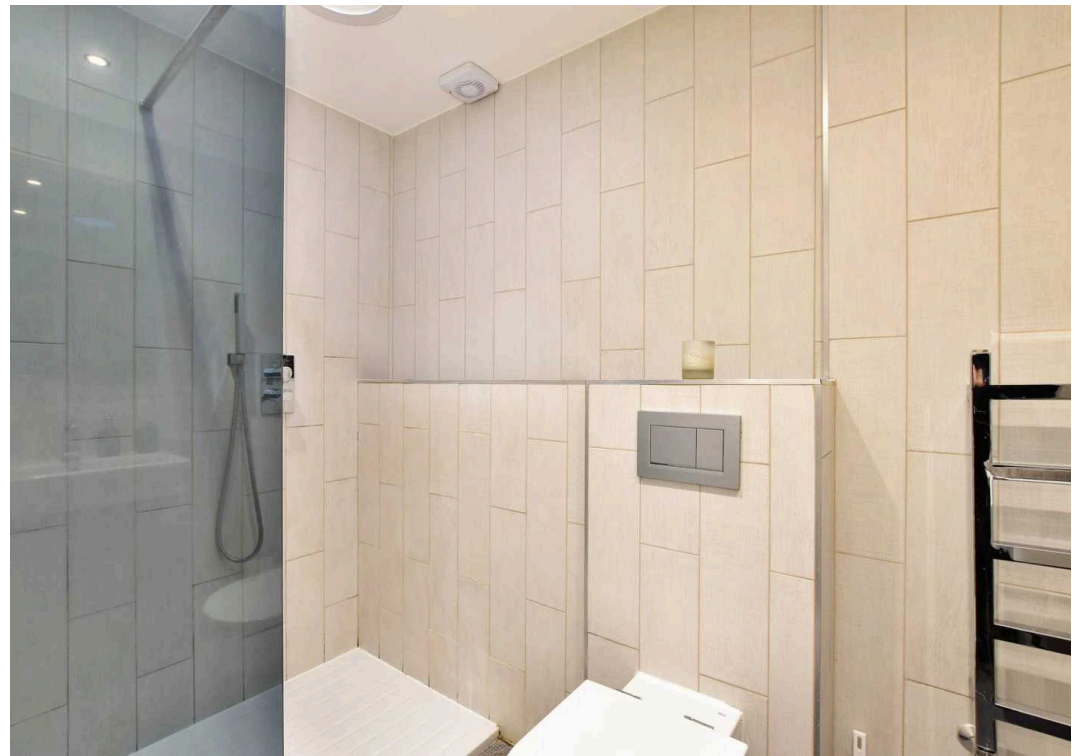
Fixtures and Fittings

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





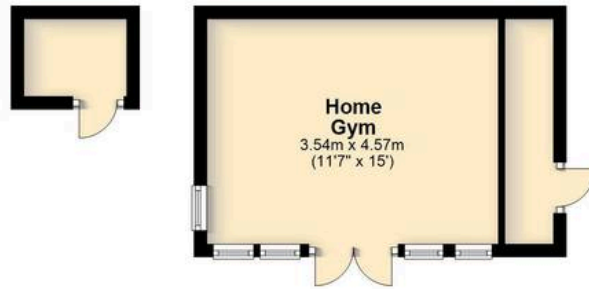






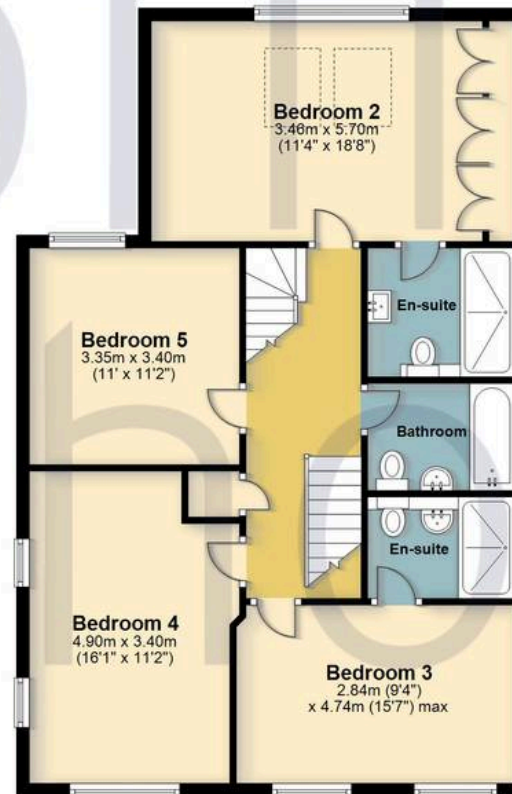
Ground Floor

Approx. 114.8 sq. metres (1235.7 sq. feet)



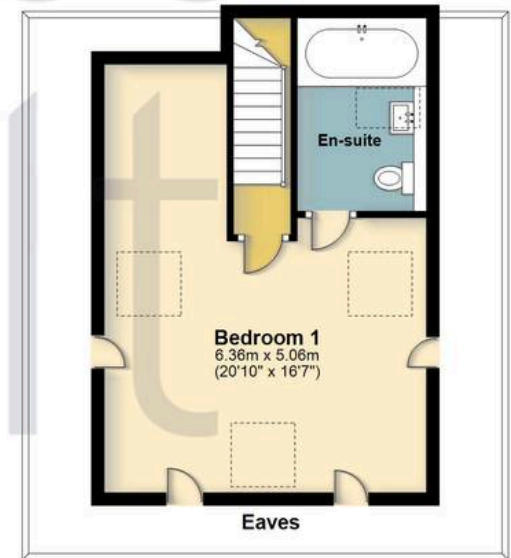
First Floor

Approx. 84.4 sq. metres (908.6 sq. feet)



Second Floor

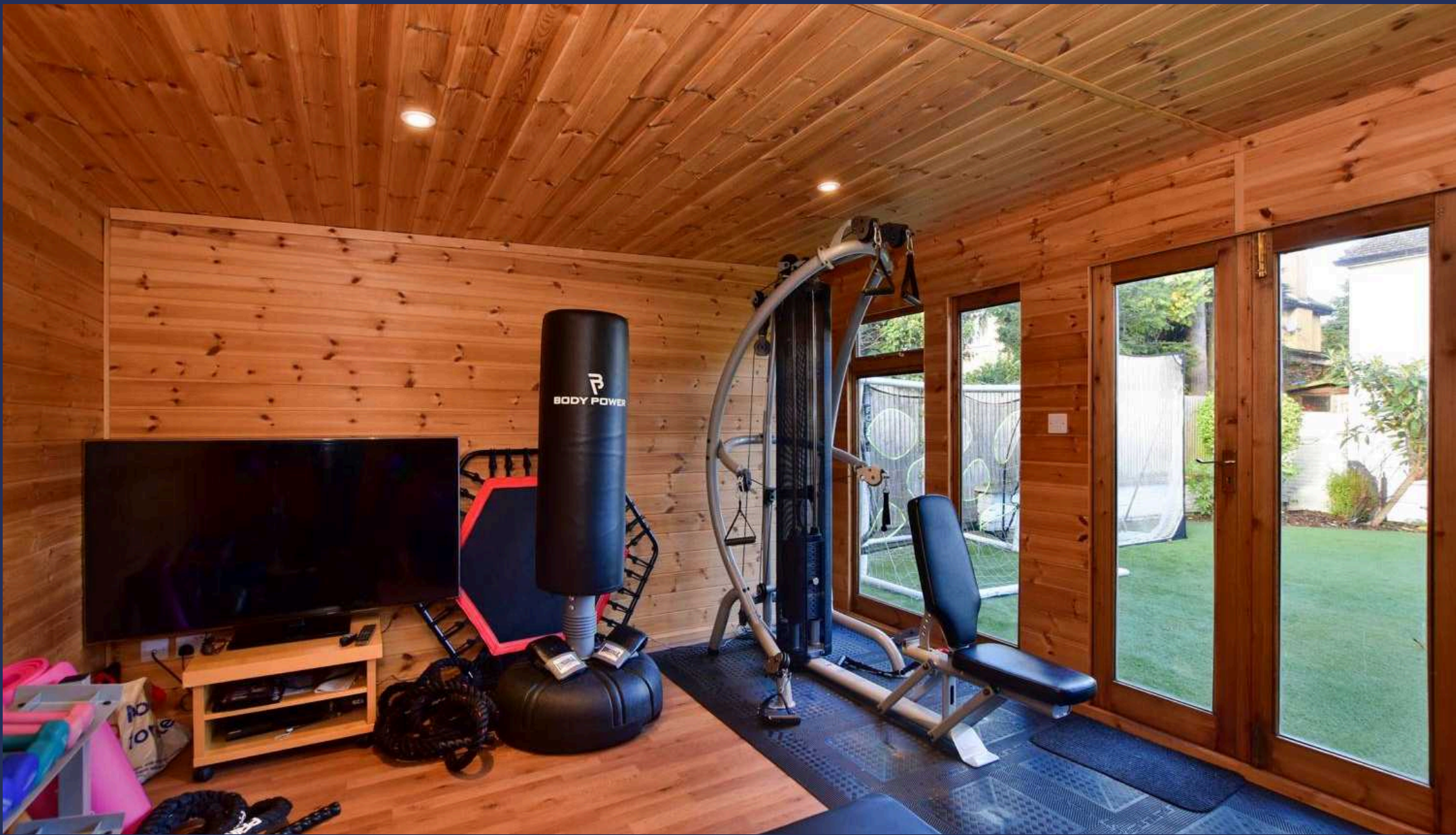
Approx. 56.4 sq. metres (607.3 sq. feet)



Total area: approx. 255.6 sq. metres (2751.7 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - Unauthorised reproduction prohibited.
Plan produced using PlanUp.





Proffitt & Holt – Watford

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