



Essex Road, Nascot Village, Watford

In Excess of £650,000

proffitt  
& holt





## Essex Road

Nascot Village, Watford

A characterful three-bedroom, two-bathroom Victorian semi-detached house, offering generous living space with high ceilings and classic period features. Thoughtfully extended, the property retains its original charm while providing a practical layout suited to modern family life.

The ground floor comprises an entrance hall, a bright living room with a bay window, a study, a spacious kitchen with access to the side of the property and garden, a dining area with double doors opening onto the rear garden, a WC, and a cellar offering useful storage. Upstairs, the landing leads to three well-proportioned bedrooms, including a main bedroom with an en-suite, along with a family bathroom.

The property benefits from driveway parking at the front, with additional residents' permits available for on-street parking. Ideally situated on a sought-after residential road, just a short walk from Watford Junction mainline station, Watford town centre, and several highly regarded schools.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D





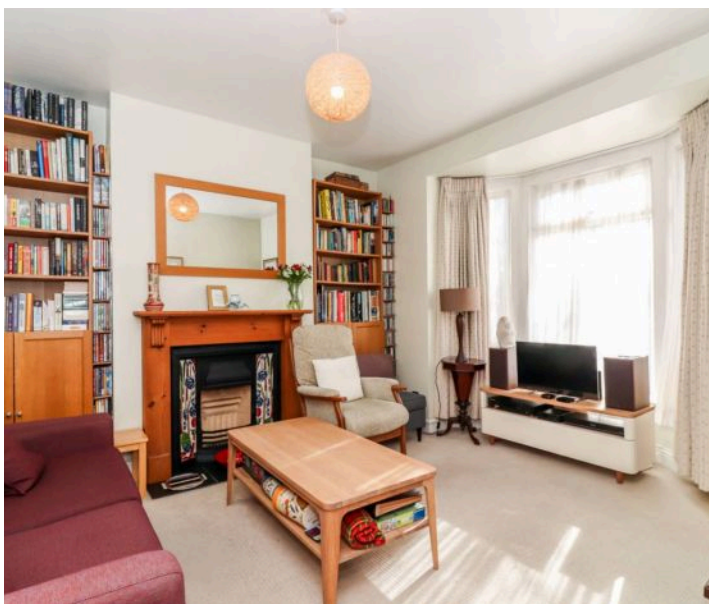
## Essex Road

### Nascot Village, Watford

Nascot Village is a sought-after residential area within easy walking distance of local shops and amenities, Watford Junction mainline station and Watford town centre. The M1 and M25 motorways can be reached, typically, within a drive of five/ten minutes and both Watford Metropolitan Line station and Watford Junction mainline station provide fast and frequent services into London.

Watford Town Centre provides extensive shopping, transport and entertainment facilities including the Intu Watford Shopping Centre, The Palace and Pumphouse theatres, Watford Colosseum and numerous restaurants.

- Victorian Semi-Detached House
- Thoughtfully Extended
- 3 Bedrooms
- 2 Bathrooms
- Ground Floor WC
- Study
- Own Driveway Parking
- Classic Period Features including High Ceilings
- Cellar
- Private Garden
- Additional Permit Parking Available





**For broadband and mobile speeds see:**

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

## **General Information**

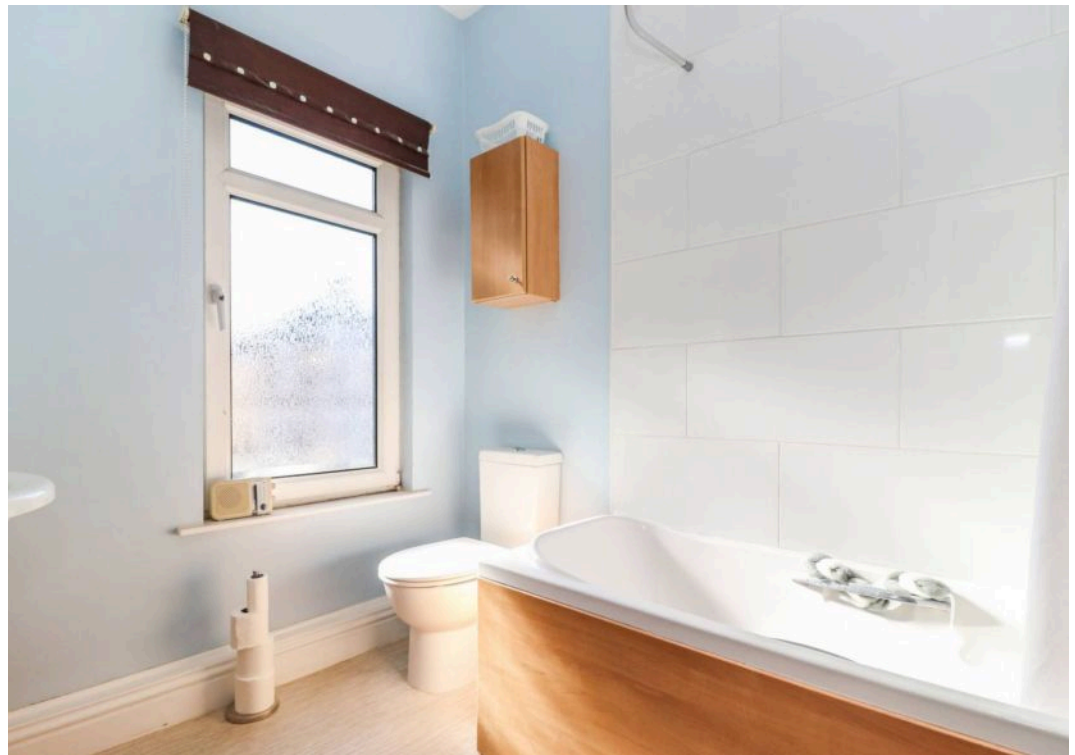
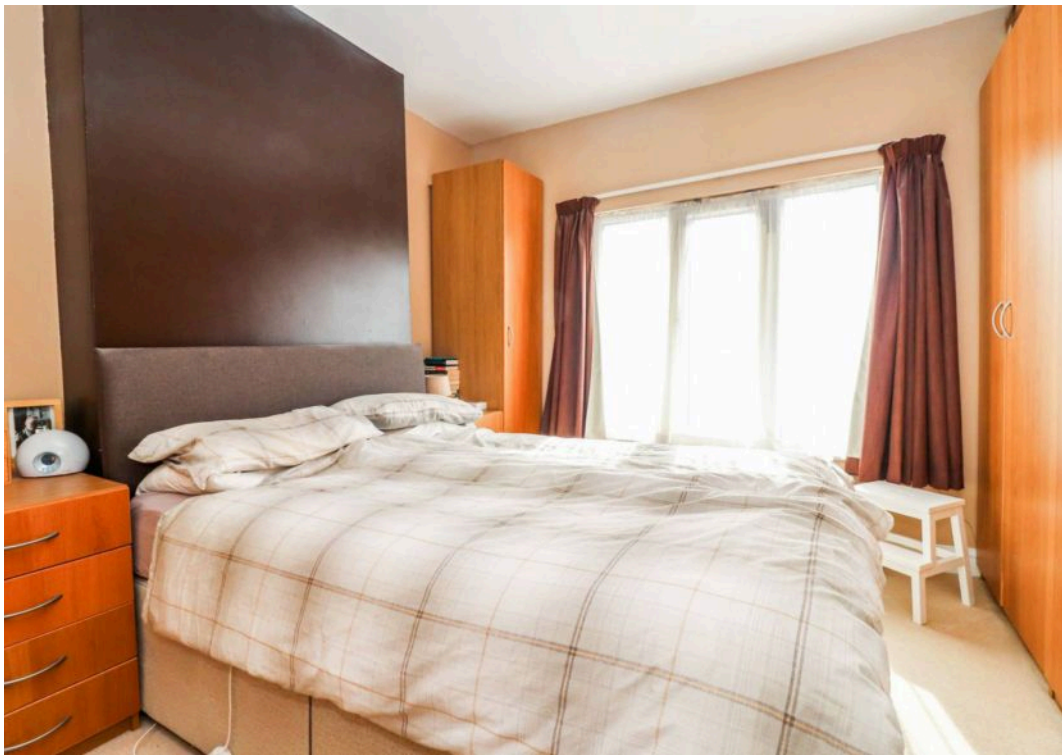
### **Services**

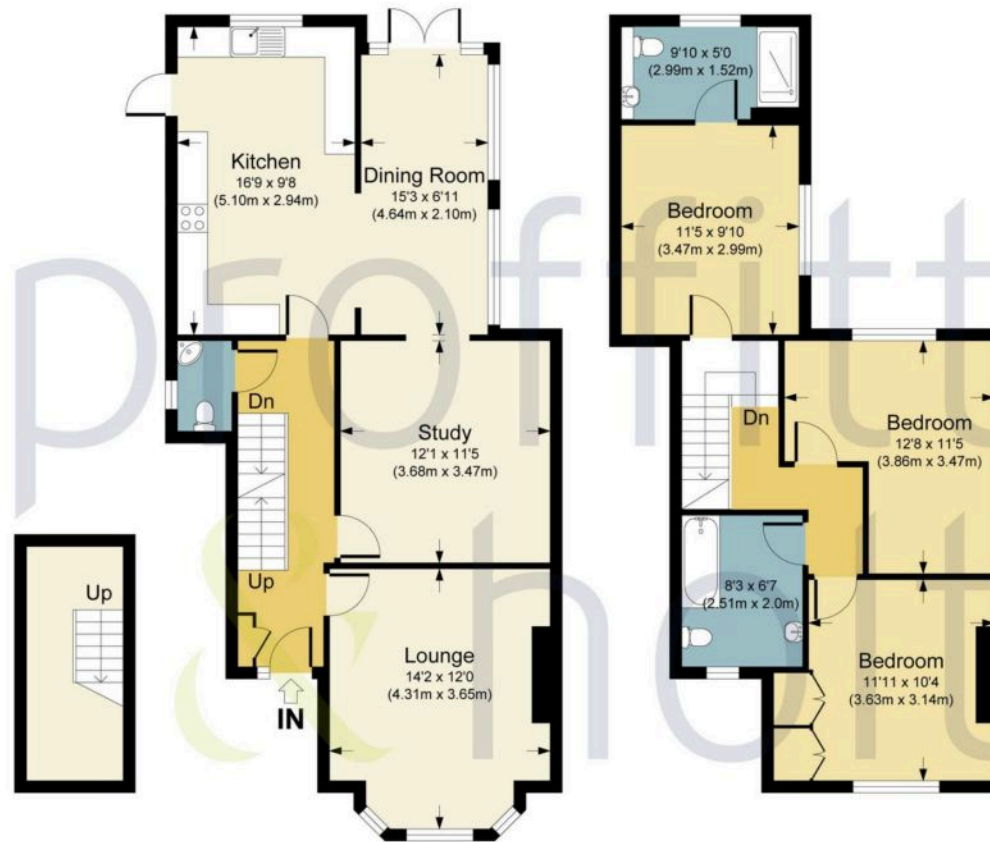
Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

### **Fixtures and Fittings**

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



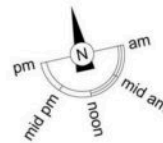




Cellar

Ground Floor

First Floor



ESSEX ROAD, WD17

APPROX. GROSS INTERNAL FLOOR AREA 1292.20 SQ FT / 120.05 SQ M. INC CELLAR

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## Proffitt & Holt – Watford

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