



Juniper Grove, Nascot Wood, Watford

In Excess of £800,000

proffitt
& holt





Juniper Grove

Nascot Wood, Watford

A fantastic opportunity to acquire this spacious four-bedroom detached bungalow, nestled in a peaceful setting within the highly sought-after Nascot Wood area. Conveniently located just a short distance from outstanding schools, Watford Junction Station, and a range of local shops and amenities, this property offers both convenience and potential.

Offered for sale with NO UPPER CHAIN, the property requires some updating, presenting an excellent opportunity to personalise and add value. It benefits from a private and charming rear garden, plus garage and driveway parking. Additionally, there is scope for extension (STPP), making it a superb long-term investment.

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

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D





Juniper Grove

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 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.

- Detached Bungalow
- Nascot Wood Area
- Driveway
- Garage
- Potential to Add Value
- No Upper Chain
- Close to Excellent Schooling





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

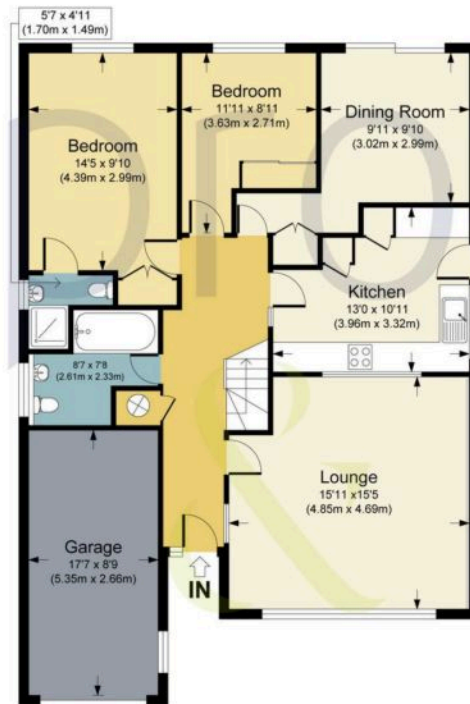
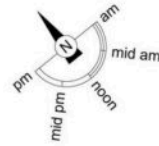
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.



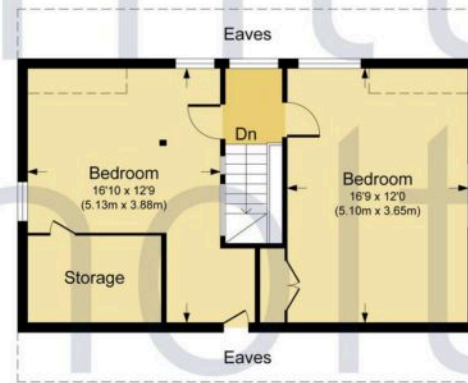








Ground Floor



First Floor

JUNIPER GROVE, WD17

APPROX. GROSS INTERNAL FLOOR AREA 1595.10 SQ FT / 148.19 SQ M. INC. GARAGE

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Proffitt & Holt – Watford

141 The Parade, High Street – WD17 1NA

01923 222522 • watford@proffitt-holt.co.uk • www.proffitt-holt.co.uk/

