



Rosecroft Drive, Watford

In Excess of £700,000

proffitt
& holt





Rosecroft Drive

Nascot Wood, Watford

A well-presented and extended detached bungalow in the ever-popular Nascot Wood, offering spacious and versatile accommodation with further scope to extend (subject to planning permission).

Set within a generous plot, this attractive home has been thoughtfully maintained and updated, providing comfortable single-level living in a quiet residential setting.

The accommodation includes a welcoming entrance porch and hallway, a modern fitted kitchen, a contemporary four-piece family bathroom, and three well-proportioned double bedrooms – bedroom three benefitting from a stylish ensuite. The loft is fully boarded. To the rear, a large reception room offers plenty of space for both relaxing and entertaining and leads into a bright conservatory. Both the reception and conservatory have double doors looking out and opening out into the mature rear garden.

The garden itself is private and well tended, with a generous patio area, lawn, and established planting – ideal for outdoor dining or simply enjoying the surroundings.

Further benefits include off-street parking, a single garage to the front, a separate storage room, and a detached double garage to the rear, accessed via Hemingford Road – a fantastic multi-purpose space with potential for a home studio, workspace, or additional storage.

Conveniently located for well-regarded schools, Watford Junction station, and major road links, this is a rarely available home in a highly desirable part of Watford.





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Located in the sought-after residential area of Nascot Wood with the highly regarded Nascot Wood Infants and Nursery School and Nascot Wood Junior School, as well as the "Green Flag" award winning Cheslyn Gardens, and just a short walk to the entrance of the "Green Flag" award winning Cassiobury Park with access to the River Gade, the Grand Union Canal, and paddling pool/cafe leisure area. Easy access to Watford Town Centre with the Atria Shopping Centre. For the commuter, Watford Junction Station is around 15 minutes' walk and provides fast and frequent services to London, Euston. Both the M1 and M25 motorways are typically within a 10-minute drive.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Detached Bungalow
- Sought-after Nascot Wood Location
- Three Double Bedrooms
- Spacious Reception and Conservatory
- Private, Well-Kept Rear Garden with Patio
- Driveway Parking, Single Garage and Double Garage
- Potential to Extend (STPP)
- Fully Boarded Loft





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. 169.6 sq. metres (1826.0 sq. feet)



Total area: approx. 169.6 sq. metres (1826.0 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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