



Park Road, Nascot Wood, Watford

Guide Price £1,250,000

proffitt
& holt





Park Road

Nascot Wood, Watford

Proffitt & Holt are delighted to bring to market this substantial and beautifully presented four bedroom detached chalet bungalow, situated on a generous and secluded plot in the heart of Nascot Wood.

The property has been thoughtfully extended to offer over 2,500 sq ft of flexible family accommodation, with the added benefit of a fully self-contained annexe – ideal for multigenerational living or guests.

Upon entering, you're welcomed by an impressive entrance hall leading through to a front-facing lounge, a stunning open-plan kitchen/dining/family room with direct access to the rear garden, a utility room, and a ground floor double bedroom with a stylish adjoining shower room. Upstairs, the property boasts three further generously sized double bedrooms, each with its own ensuite bath or shower room, along with excellent eaves storage.

Outside, the home is set behind electric gates with a spacious driveway providing ample off-street parking, a detached double garage, and a beautifully maintained rear garden which is mainly laid to lawn.

The detached annexe offers a versatile space comprising a studio-style lounge/bedroom, kitchen area, and a modern shower room – perfect for use as a guest suite, home office or rental opportunity.

Located on the ever-popular Park Road in Nascot Wood, the property enjoys easy access to highly regarded schools, Watford Junction station (ideal for commuting into London), and a variety of local shops, parks and road links.

Council Tax Band: G

Tenure: Freehold

EPC Energy Efficiency Rating: A





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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, 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, theatres, leisure centre and numerous restaurants. Watford Junction mainline station is within a similar distance and provides fast and frequent services to London, Euston. Both the M1 and M25 motorways can be reached, typically, within a drive of five/ten minutes.

- Four Double Bedrooms
- Three Ensuite Bath/Shower Rooms
- Lounge Kitchen/Dining/Family Room
- Ground Floor Shower/WC
- Corner Plot
- Double Garage
- Electric Gates leading to Private Driveway
- Separate Annex
- 'A' EPC rating giving net zero electricity over a full year
- EV Charge Point





For broadband and mobile speeds see:

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

General Information

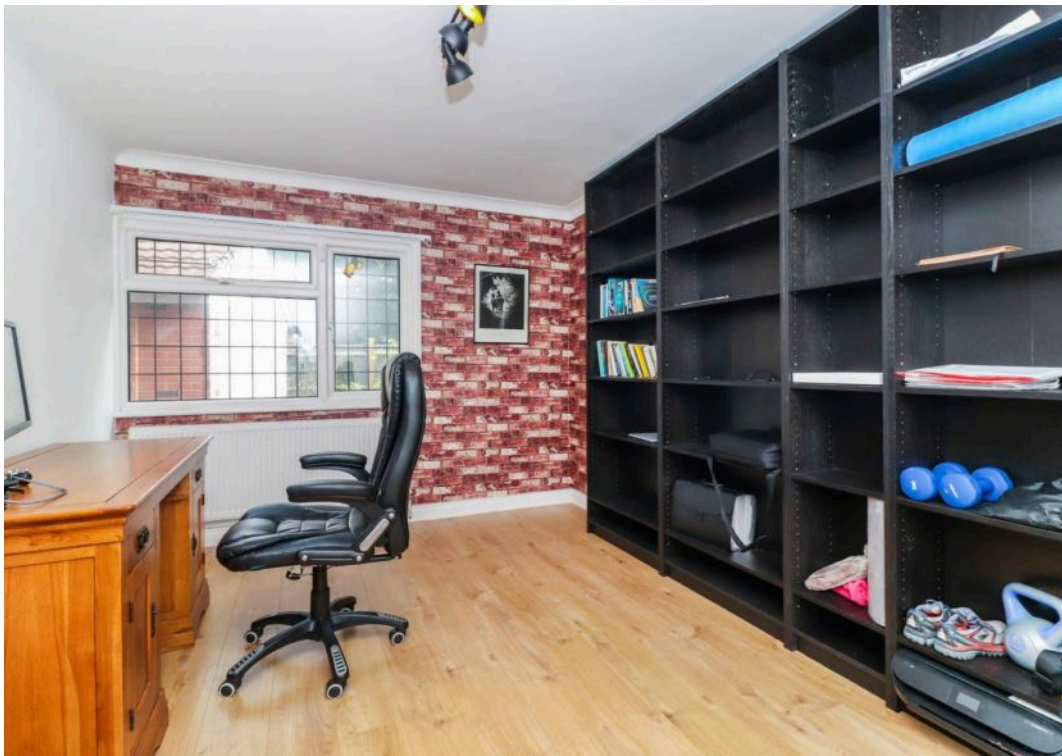
Services

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.











PARK ROAD, WD17

APPROX. GROSS INTERNAL FLOOR AREA 2586.02 SQ FT / 240.25 SQ M. INC. GARAGE & ANNEX

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Proffitt & Holt – Watford

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