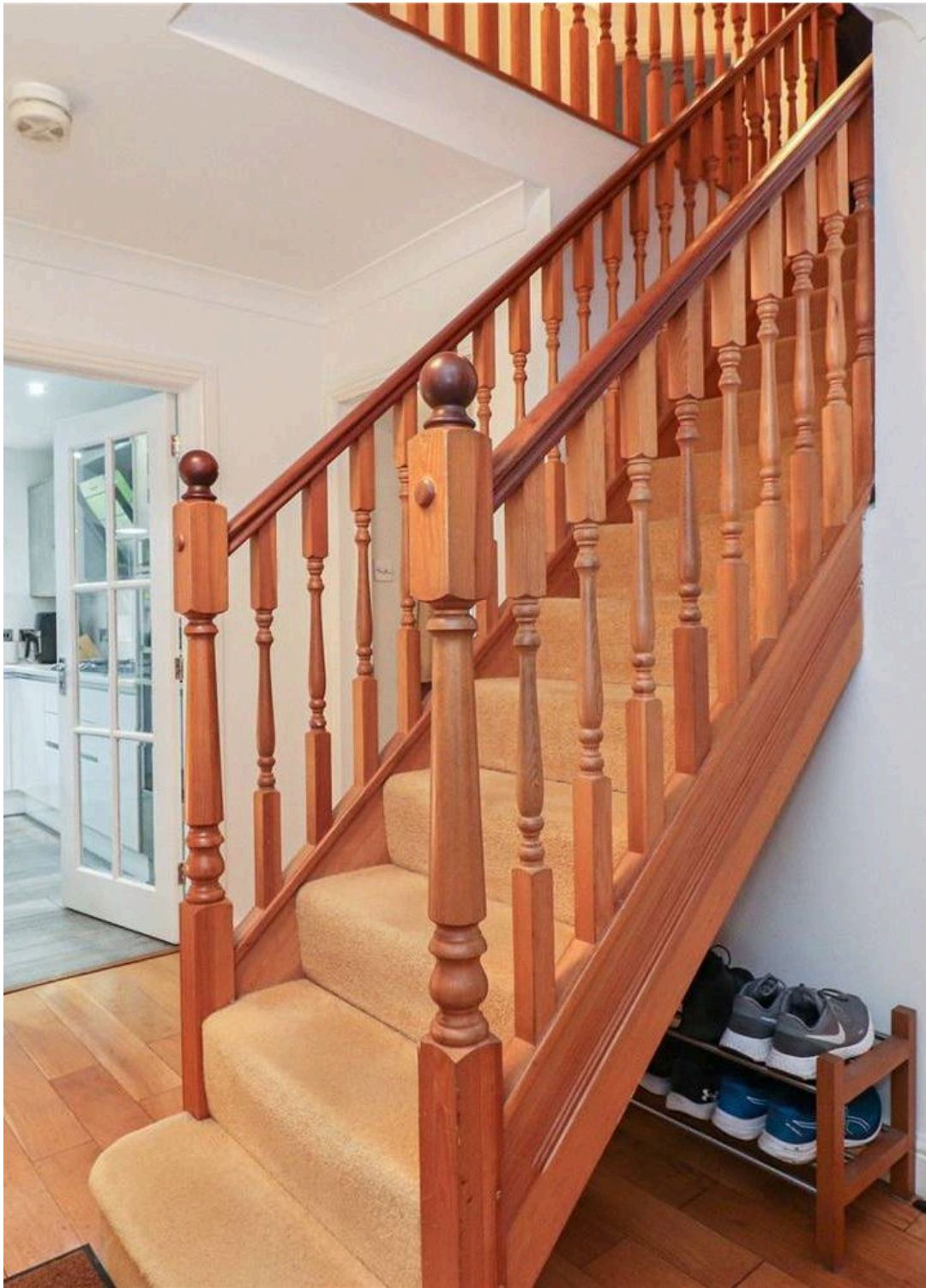




Grange Close, Watford
£1,200,000

proffitt
& holt





Grange Close

Watford

Situated in a secluded close in Nascot Wood with its excellent schools and within approx. 10 minute walking distance to Watford Junction station is this five bedroom modern detached house which comprises of two reception rooms, newly fitted kitchen/breakfast room with island unit, and guest cloakroom; whilst to the first floor are five bedrooms, and three bathrooms including an en suite to the master and a "Jack and Jill" bathroom to two other bedrooms. Additional features include an integral double garage which has partially been converted into a gym. To the front there is off-street parking and a driveway plus a south-facing rear garden. This large corner plot offers potential to extend to the rear and side - STPP (previously approved).





Grange Close

Watford

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, cafe and paddling pool leisure area. The Watford Palace Theatre in the Town Centre is in walking distance, as are excellent shopping facilities including the indoor Atria shopping centre, numerous restaurants and Cassiobury Park. For the commuter, Watford Junction Station is around 10 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: G / Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

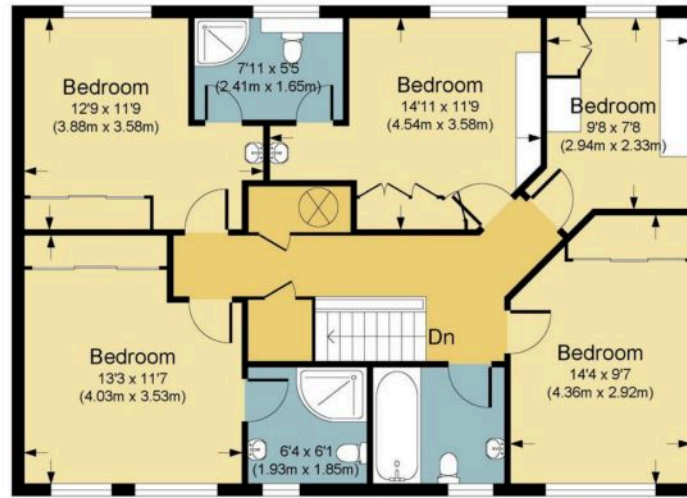
- Five Bedrooms
- Detached home in a quiet, secluded close
- Three Bathrooms (en suite to the master bedroom and a "Jack and Jill" bathroom to two other bedrooms)
- Double Garage - partially converted to provide a Gym Two Reception Rooms
- Newly Fitted Kitchen/Breakfast & Dining Room
- Downstairs Cloakroom
- Cul de Sac Location
- Driveway parking
- Large Corner Plot with Potential to Extend Rear and Side - STPP (Previously approved)
- Approx. 10 minute walk to Watford Junction Station







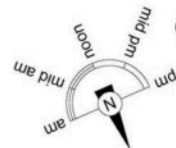




First Floor



Ground Floor



GRANGE CLOSE, WD17

APPROX. GROSS INTERNAL FLOOR AREA 1888.63 SQ FT / 175.46 SQ M. INC. GARAGE

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