



Woolman Road, Nascot Wood, Watford

In Excess of £850,000

proffitt
& holt





Woolman Road

Nascot Wood, Watford

Proffitt & Holt are pleased to present this well-appointed four-bedroom semi-detached home, ideally located within a highly desirable and family-friendly modern development in Nascot Wood. Offered to the market with no upper chain, the property provides spacious and flexible living across three floors, along with driveway and allocated parking and an integrated garage.

The ground floor comprises a welcoming entrance hall, guest WC, a separate utility room, and internal access to the garage. To the rear, a generously proportioned kitchen/dining room stretches over 26 feet in length and features two sets of French doors opening out to the private rear garden.

On the first floor, you'll find a bright and spacious living room with Juliet balcony doors, a modern family bathroom, and two well-sized bedrooms.

The second floor hosts two further bedrooms, including the principal bedroom with an en suite shower room and a second en suite serving one of the additional bedrooms—offering three bathrooms in total and ideal for larger families or visiting guests.

Outside, the property enjoys a private rear garden that is neatly laid out for easy maintenance. The wider development is known for its strong community atmosphere and benefits from a local shop, children's play area, and access to excellent local schools and green spaces.

This is a fantastic opportunity to secure a substantial modern home in a highly convenient and well-connected location. Contact Proffitt & Holt today to arrange your viewing.





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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, cafe and paddling pool leisure area. Watford Town Centre is approximately a distance of 1.5 miles providing excellent shopping and entertainment facilities, including the Atria Watford Shopping & Leisure Centre, The Palace Theatre, Watford Colosseum, and numerous restaurants. Watford Junction mainline station is within a similar distance with 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 Bedrooms
- Three Bathrooms
- Sought-After Location
- No Upper Chain
- Integral Garage plus Driveway and Allocated Space
- Close to Excellent Schooling, Parks and Transport Links
- Semi-Detached Family Home



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

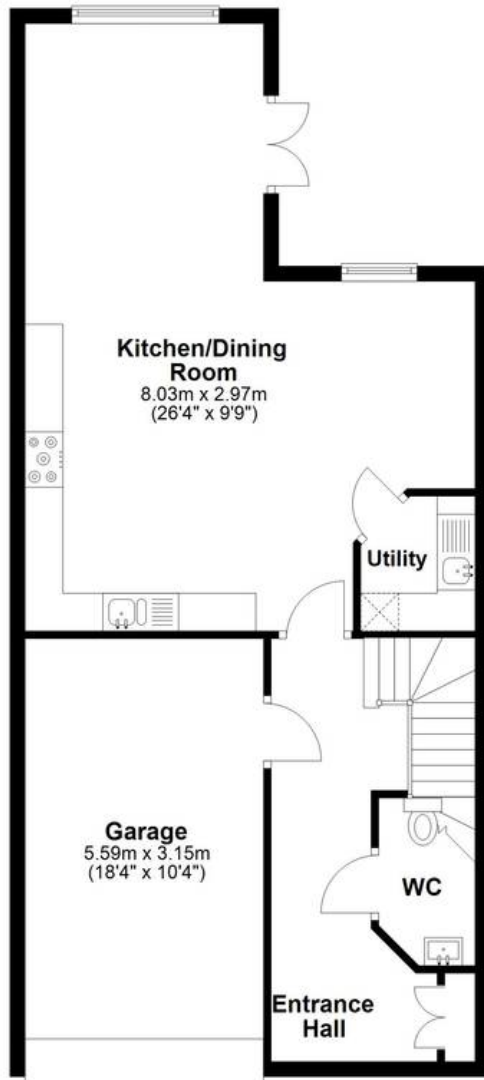
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.





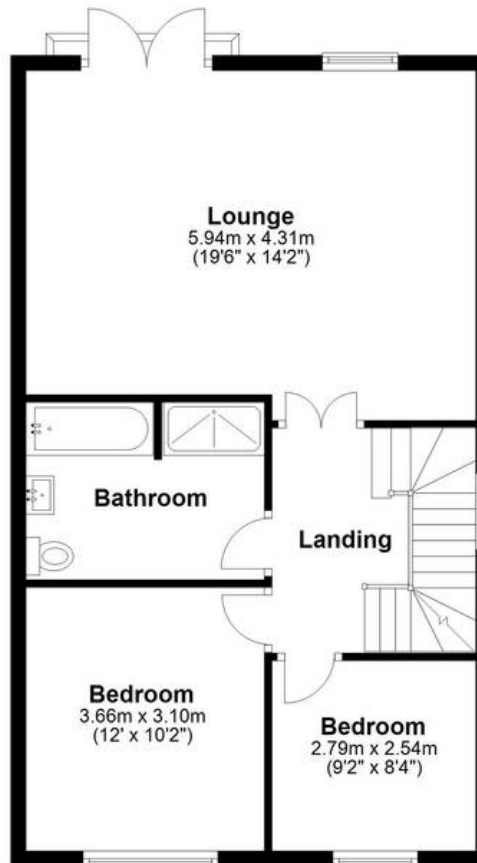
Ground Floor

Approx. 72.0 sq. metres (774.7 sq. feet)



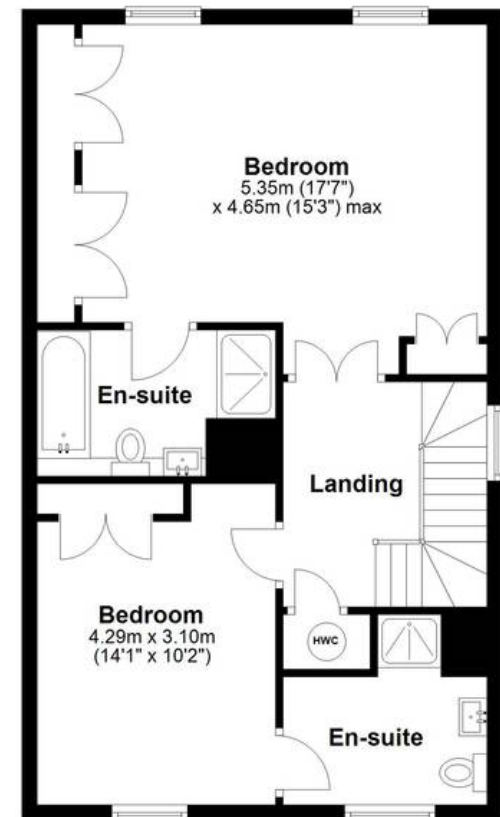
First Floor

Approx. 60.8 sq. metres (654.7 sq. feet)



Second Floor

Approx. 61.3 sq. metres (659.7 sq. feet)



Total area: approx. 194.1 sq. metres (2089.2 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been produced with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO
Plan produced using PlanUp.





Proffitt & Holt – Watford

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