



Hopwood Close, Watford

In Excess of £475,000

proffitt
& holt





Hopwood Close

Nascot Wood, Watford

A rarely available, extended two-bedroom end-of-terrace home set in a quiet cul-de-sac, conveniently located close to local amenities and excellent transport links and opposite an outstanding primary school. This well-maintained property offers the added benefits of a garage and two dedicated parking bays.

The ground floor features an entrance hall, a spacious dining room, a downstairs WC, a kitchen / dining room and a bright sitting room with doors opening onto a private, low maintenance garden.

Upstairs, there are two well-proportioned bedrooms and a modern family shower room.

To arrange a viewing, please contact Proffitt & Holt.

Council Tax Band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





Hopwood Close

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 0.5 miles providing excellent shopping facilities, including the Atria Watford Shopping Centre, plus 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.



- Two Bedrooms
- End Terrace
- Extended
- Garage
- Two Parking Bays
- Quiet Location
- Ground Floor Guest WC
- Close to excellent transport links and schooling





For broadband and mobile speeds see:

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

General Information

Services

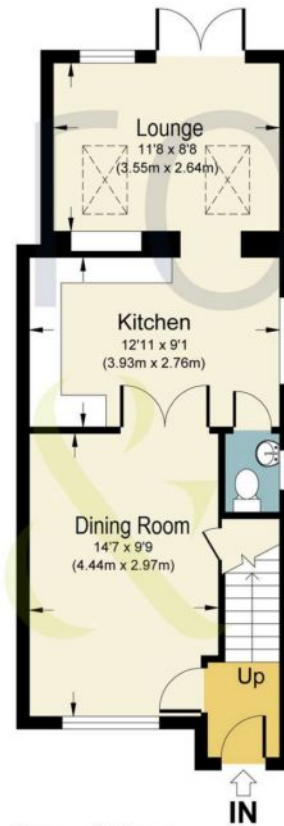
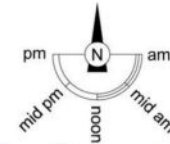
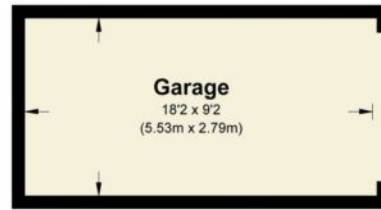
Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

Fixtures and Fittings

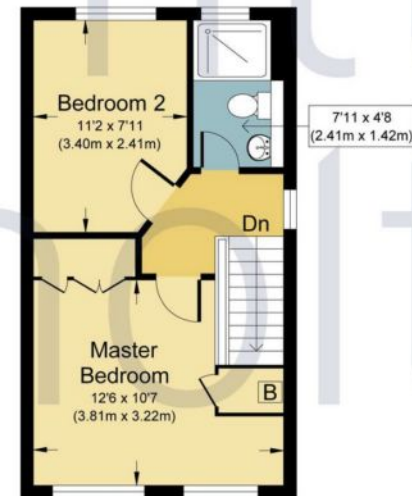
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.







Ground Floor



First Floor

HOPWOOD CLOSE, WD17

APPROXIMATE GROSS INTERNAL AREA 904 SQ FT / 83.98 SQ M. INC. GARAGE

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Proffitt & Holt – Watford

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