



Greenbank Road, Nascot Wood, Watford
£750,000

proffitt
& holt





Greenbank Road

Nascot Wood, Watford

Proffitt & Holt are excited to present this beautifully extended 4-bedroom semi-detached house, situated in close proximity to Holy Rood Primary School.

The current owners have substantially extended the property, adding a side extension that features a versatile downstairs gym/office/study, a convenient downstairs WC, a utility room, and an additional sitting/dining/family area that flows seamlessly from the modern kitchen.

The kitchen, a true sun trap, boasts folding doors that open onto a delightful patio and BBQ area, perfect for outdoor entertaining. It is equipped with a contemporary kitchen and breakfast bar, ideal for family meals and casual dining. The ground floor also includes a spacious family room/lounge, a welcoming hallway, and a porch. Upstairs, you will find four generously sized bedrooms, a modern shower room, a landing, and an airing cupboard. The extended part of the first floor features a luxurious master bedroom with built-in wardrobes and a stunning ensuite bathroom complete with a separate bath and shower. A staircase in this bedroom leads to a charming mezzanine nook, perfect as a reading area or quiet retreat.

The garden is thoughtfully designed with paved areas and a tiered section, ideal for BBQs and entertaining guests. This home offers a perfect blend of space, style, and functionality, making it an ideal choice for modern family living.

Contact Proffitt & Holt today to book a viewing, and avoid missing out on this spectacular family home.

EPC – EER: C

Council Tax Band: E (Watford)





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The property borders the sought-after Nascot Wood 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. Watford Town Centre is approx. 1.5 miles with excellent shopping facilities, including the Harlequin Watford Shopping & Leisure Centre, 2 theatres, Watford Colosseum, and numerous restaurants. Watford Junction mainline station is a similar distance with fast services into London, Euston. M1 and M25 motorways can be reached, typically, within a drive of five/ten minutes.

Council Tax Band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Folding Patio Doors
- Near Holy Rood Primary School
- Mezzanine Nook
- Master with Ensuite
- 4-Bed Semi-Detached
- Substantial Side and Rear Extension
- Paved Garden and BBQ Area
- Downstairs Gym/Office





For broadband and mobile speeds see:

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

General Information

Services

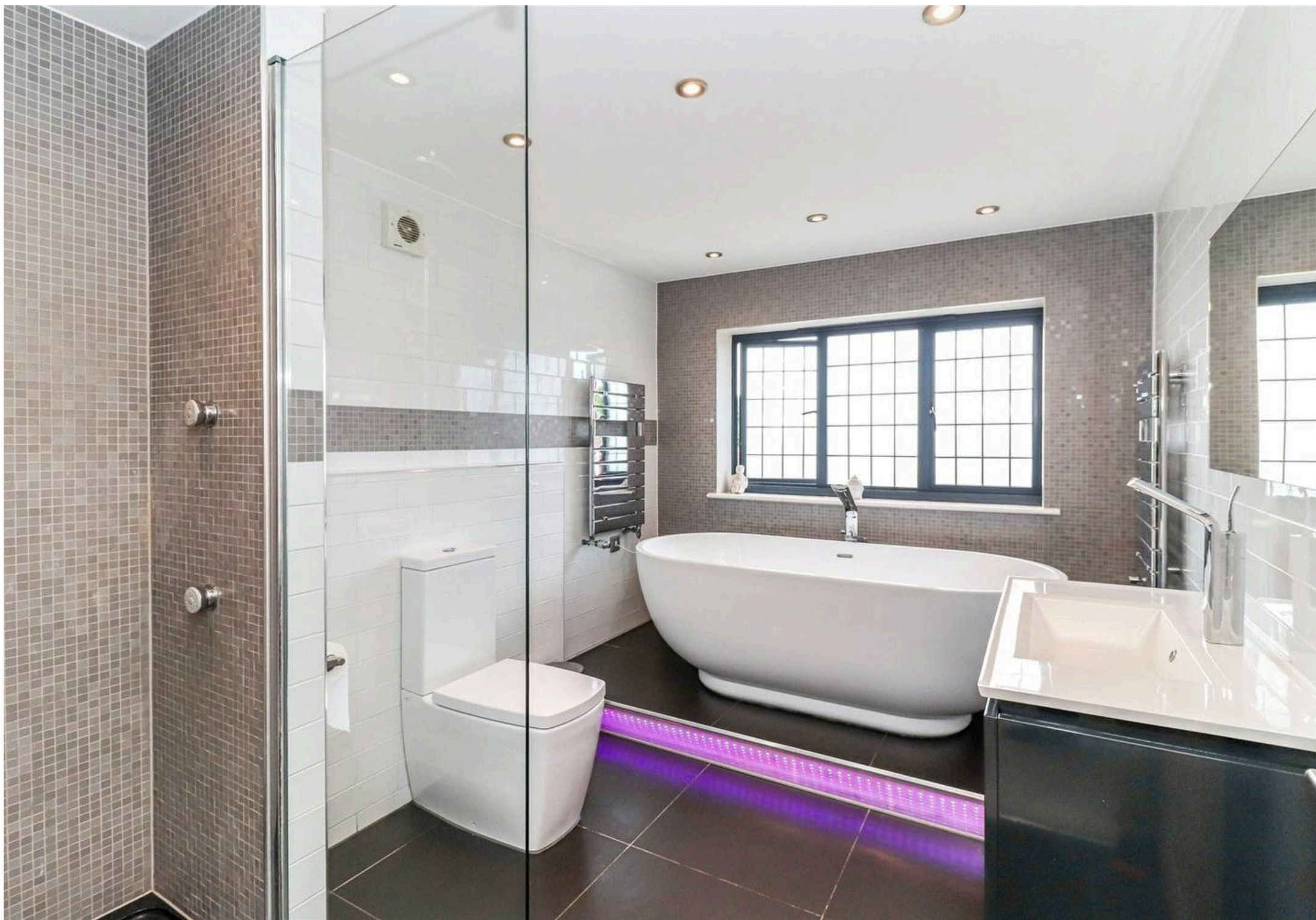
Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

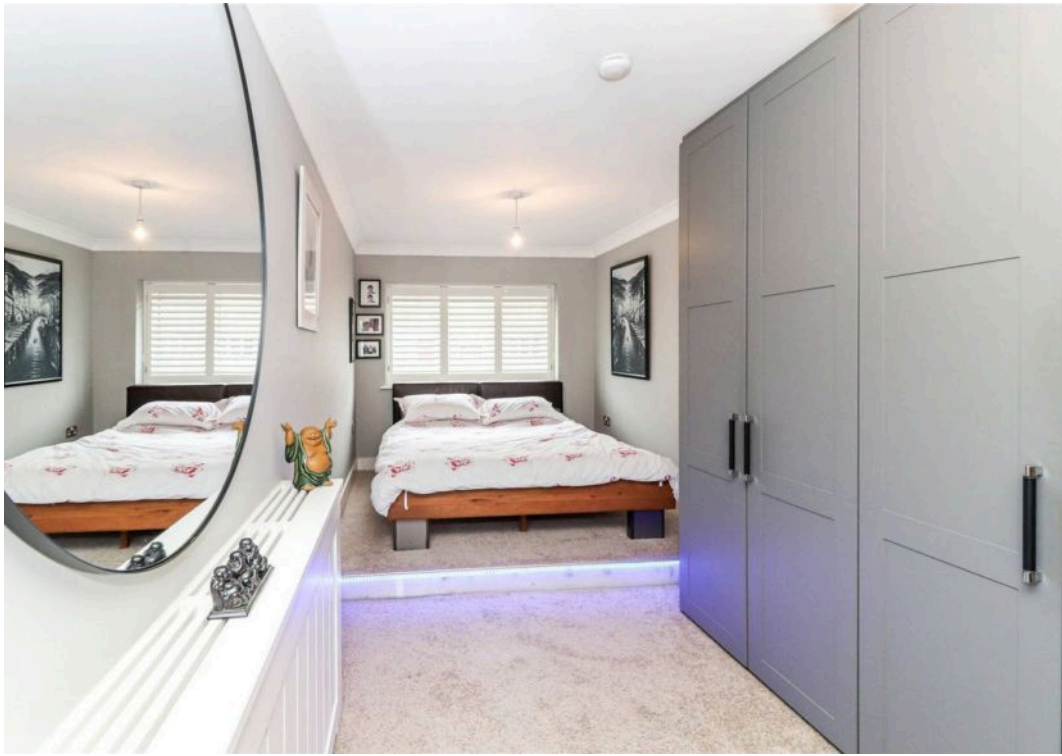
Fixtures and Fittings

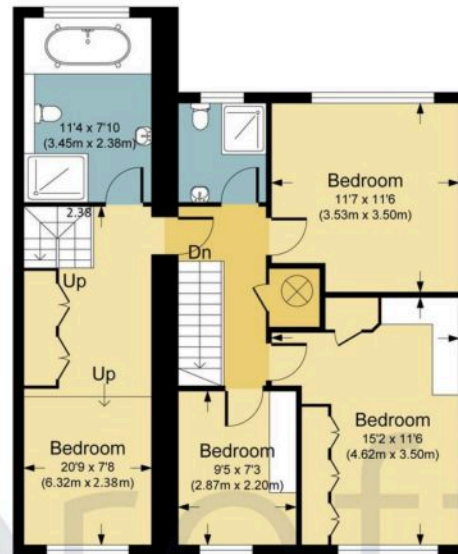
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.



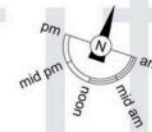




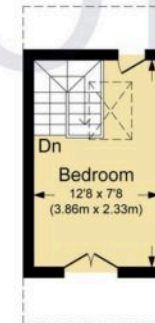




First Floor



Ground Floor



Second Floor

GREENBANK ROAD, WD17

APPROX. GROSS INTERNAL FLOOR AREA 1864.95 SQ FT / 173.26 SQ M
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Proffitt & Holt – Watford

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