



Tunnel Wood Road, Nascot Wood, Watford

£1,200,000

proffitt  
& holt







## Tunnel Wood Road, Nascot Wood

### Watford

Located in a highly sought-after residential area, this modern four-bedroom detached house offers an exceptional blend of contemporary design and comfort, ideal for today's discerning buyer.

The property features a bright, spacious interior with a tiled ground floor that seamlessly connects the living areas, providing an ideal space for both relaxation and entertaining.

At the heart of the home is a well-equipped kitchen, fitted with high-quality appliances, ample storage, and a breakfast bar. The kitchen opens into the dining area, creating a perfect setting for family meals. Adjacent to this, the living room offers a comfortable space to unwind.

Upstairs, there are four generously sized bedrooms. The master bedroom includes an en suite bathroom for added privacy, while all bedrooms are thoughtfully designed to offer comfort and functionality.

Outside, the property benefits from a well-sized rear garden, offering space for outdoor dining or leisure activities. The garden provides opportunities for personal landscaping or family enjoyment.

Situated in a desirable location with excellent transport links, local amenities, and reputable schools nearby, this property is an attractive option for those seeking a well-appointed family home in a prime location.

This four-bedroom detached house combines modern living with convenience, making it a standout option for those looking to settle in this prestigious location.





## Tunnel Wood Road

### 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 one and a half miles providing excellent shopping facilities, including the Harlequin Watford Shopping & Leisure Centre, 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.

- Four Double Bedrooms
- Detached Family Home
- Spacious Open Plan Layout
- High Specification
- Master with En Suite
- Proximity to Schools & Amenities
- Ground Floor Guest WC
- Utility Room







Council Tax Band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

***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.







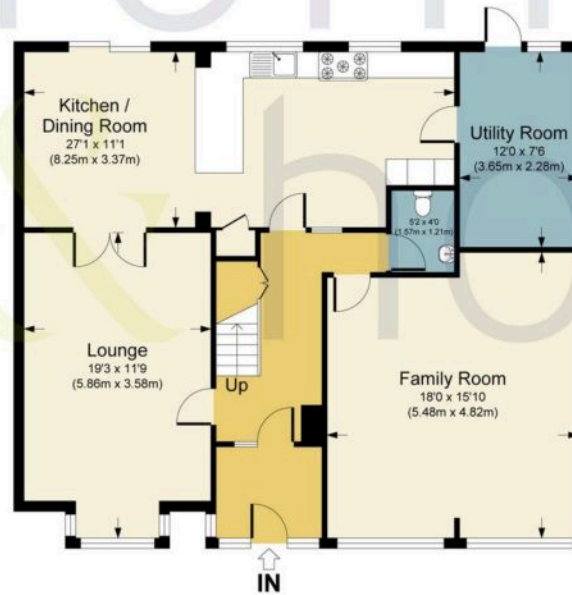








First Floor



Ground Floor

TUNNEL WOOD ROAD, WD17

APPROX. GROSS INTERNAL FLOOR AREA 1759.79 SQ FT / 163.49 SQ M.

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## Proffitt & Holt – Watford

141 The Parade, High Street – WD17 1NA

01923 222522 • [watford@proffitt-holt.co.uk](mailto:watford@proffitt-holt.co.uk) • [www.proffitt-holt.co.uk/](http://www.proffitt-holt.co.uk/)

