



Fairlawns, Langley Road, Nascot Wood, Watford

Guide Price £380,000

proffitt
& holt





Fairlawns, Langley Road

Nascot Wood, Watford



Proffitt & Holt are delighted to market this spacious two-bedroom duplex maisonette, ideally located in the ever-popular Nascot Wood. Offering generous accommodation across two floors, this property makes for an excellent first-time purchase or investment opportunity. Offered to the market with no upper chain.

The first floor comprises a welcoming hallway, a large lounge/dining room, a well-presented kitchen, and a family bathroom. The upper floor hosts two double bedrooms, both with built-in wardrobes, along with the added convenience of a separate WC.

Externally, the property enjoys access to communal gardens, residents' parking, and a shared double undercroft garage. The lease has been extended, adding further appeal and peace of mind to buyers.

Situated within sought-after Nascot Wood, the property is well placed for local amenities, schools, and excellent transport links including Watford Junction station, making it an ideal choice for commuters.

Early viewing is highly recommended to fully appreciate all that this property has to offer.



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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. The Watford Palace Theatre in the Town Centre is in walking distance, as are excellent shopping facilities including the indoor Harlequin shopping centre and numerous restaurants. Watford Junction Station is around 10 minutes' walk and provides fast and frequent services to London, Euston. M1 and M25 motorways are typically within a 10-minute drive.

Council Tax Band: D – Tenure: Leasehold

EPC – Energy Efficiency Rating: C



- Duplex Maisonette
- Extended Lease
- 2 Double Bedrooms
- Built-in Wardrobes
- Spacious Lounge/Dining Room
- First Floor Family Bathroom
- Second Floor Additional Separate WC
- Residents Parking
- Shared Double Garage
- No Upper Chain





For broadband and mobile speeds see:

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

General Information

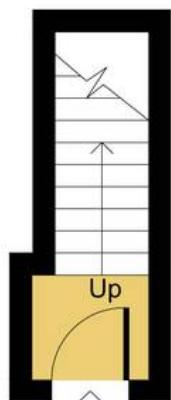
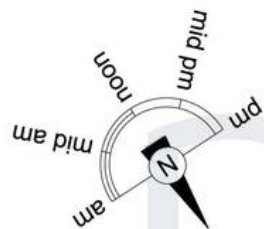
Services

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

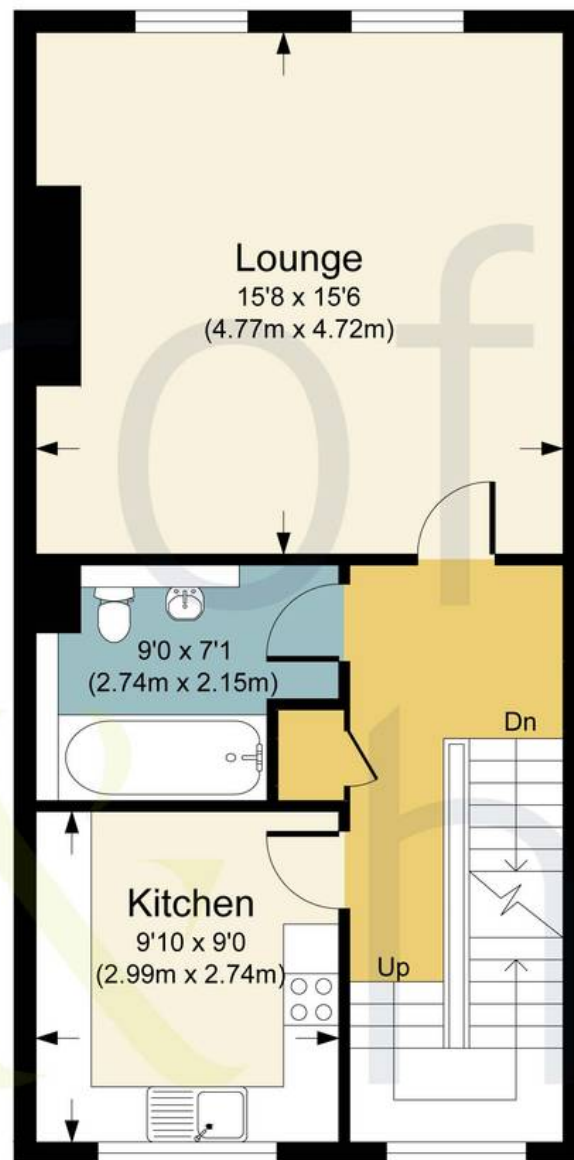
Fixtures and Fittings

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



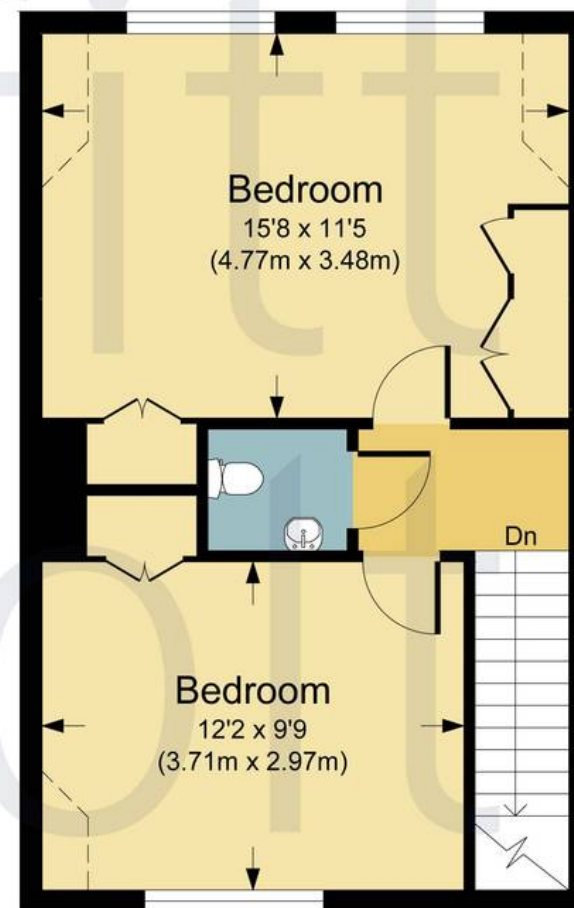


IN
Ground Floor



First Floor

----- = Restricted Head Height



Second Floor

FAIRLAWNS, WD17

APPROX. GROSS INTERNAL FLOOR AREA 944.42 SQ FT / 87.74 SQ M.

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Proffitt & Holt – Watford

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