



Burrow Close, Watford

In Excess of **£585,000**

proffitt
& holt





Burrow Close

Watford

Nestled within a highly regarded location, this beautifully presented three-bedroom townhouse offers stylish, flexible living arranged over three well-designed floors and extending to approximately 1,200 sq. ft. The property has been thoughtfully maintained by the current owners and provides a perfect balance of contemporary comfort, generous proportions and a wonderfully practical layout for family life.

Upon entering, the hallway gives way to a bright and modern kitchen/dining room, fitted with sleek cabinetry, integrated appliances and ample space for cooking, dining and everyday gatherings. To the rear, the living room enjoys an attractive outlook over the garden and features French doors paired with overhead skylights, creating a superb sense of light and connection to the outdoors. A guest cloakroom completes the ground floor.

The first floor offers two well-proportioned double bedrooms, both with fitted wardrobes, along with a spacious family bathroom finished to a high standard and including a separate walk-in shower. Occupying the entire top floor, the principal bedroom provides a peaceful retreat, complete with fitted wardrobes, generous floor space and a private en-suite shower room.

Outside, the rear garden has been thoughtfully designed for low-maintenance enjoyment, with a large patio ideal for seating and entertaining, leading to a level lawn bordered by modern fencing. To the front, the property benefits from its own driveway in addition to an allocated parking space close by.

Further highlights include an electric car charging point, underfloor heating in the living room and double glazing throughout.





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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 mile providing excellent shopping facilities, including the Harlequin Watford Shopping 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. The M1 and M25 motorways can be reached, typically, within a drive of five/ten minutes.

Council Tax Band: F – Tenure: Freehold

EPC Energy Efficiency Rating: C

- Three Bedrooms
- Terraced Town House
- Driveway and Allocated Parking
- Two Bathrooms
- Underfloor Heating
- Modern Fitted Kitchen
- Low Maintenance Garden
- Electric Vehicle Charger





For broadband and mobile speeds see:

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

General Information

Services

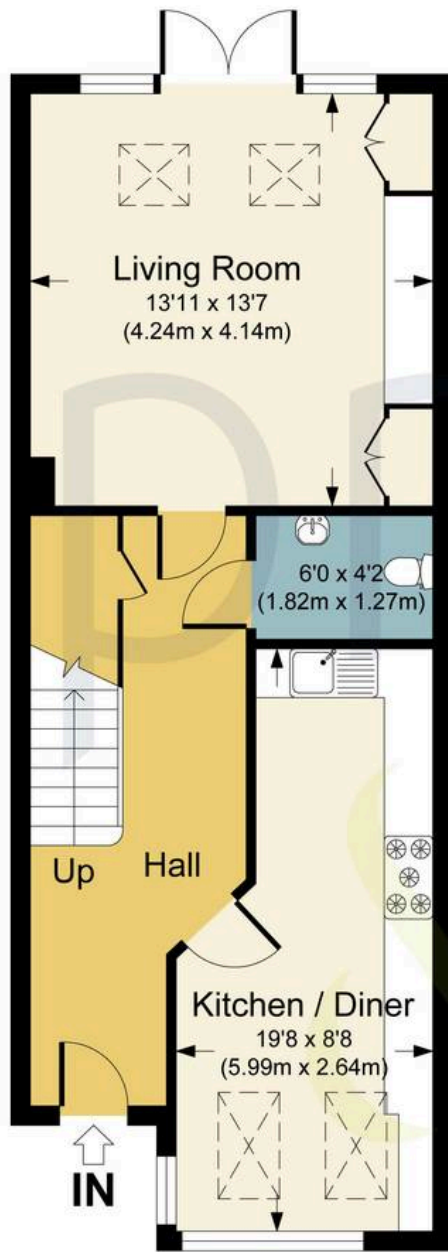
Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

Fixtures and Fittings

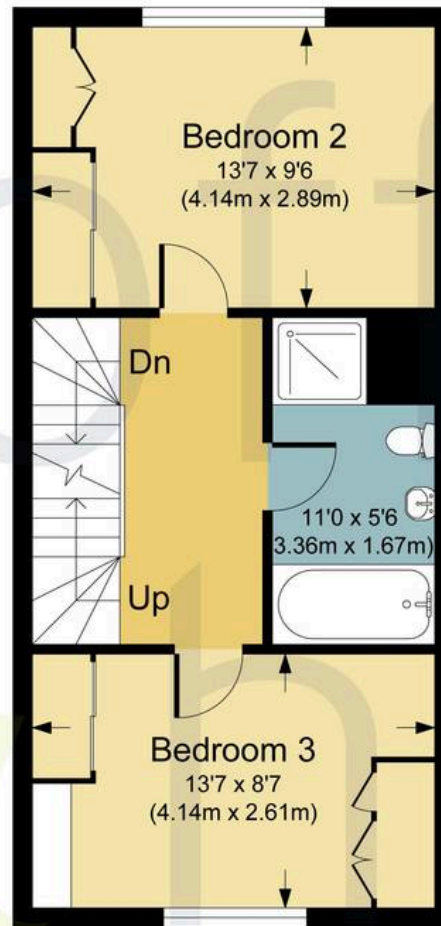
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.



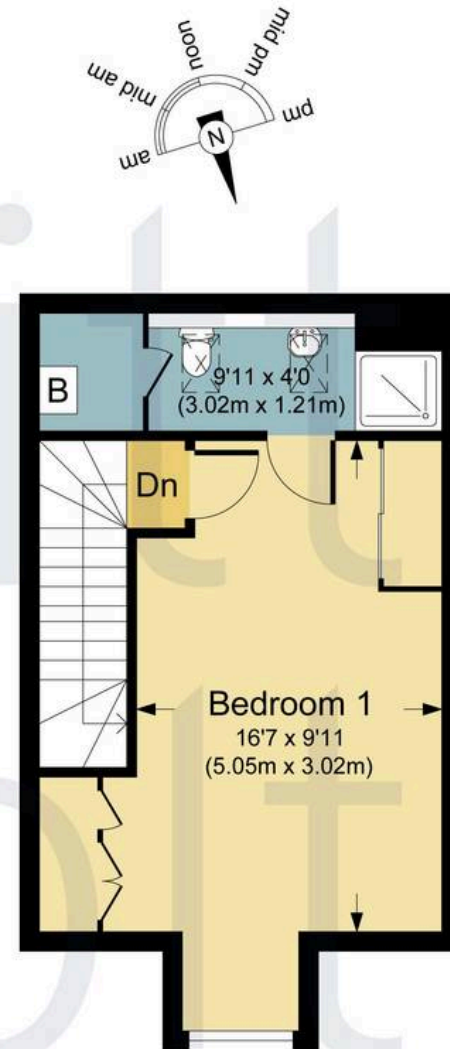




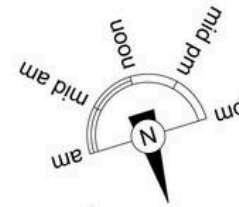
Ground Floor



First Floor



Second Floor



BURROW CLOSE, WD17

APPROX. GROSS INTERNAL FLOOR AREA 1200.92 SQ FT / 111.57 SQ M.

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Proffitt & Holt – Watford

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