

FREEHOLD



House - Terraced (EPC Rating: D)

**NASCOT STREET, WATFORD, WD17
4RB**

£540,000



2 Bedroom House - Terraced located in Watford

A stunning two bedroom contemporary end of terrace house which also benefits a basement and an allocated off road parking space. Located a short walk from Watford Junction station and In the sought after area of Nascot Wood and offered for sale with no upper chain. Please note current photos were taken when the property was last vacant. New photos will be taken shortly.

Warren Anthony are delighted to offer for sale, an exquisitely finished two bedroom semi-detached house briefly comprising of a large kitchen-reception and separate second reception, basement, downstairs cloakroom and utility, two bedrooms and bathroom all off-landing, with own small private courtyard garden as well as off street parking for one car. Ideally located for the commuter due to its close proximity to Watford Junction Station and situated in the highly sought after area of Nascot Wood area in Watford.

The exterior of this development is professionally landscaped with a small courtyard garden. The outside area has been finished to a high specification to include block paving and cobbled areas which has been relaid using the original and then cleaned Victorian cobbles, designed to reflect the high quality of living offered with this development.

The modern fitted kitchen includes a range of white high gloss wall and base units with stone work surfaces and tiled splash backs. Integrated appliances includes an oven, hob, fridge freezer and dishwasher. This leads to a useful downstairs utility area housing washing machine and downstairs cloakroom.

Wide oak plank flooring is laid to the living areas. Centrally heated with additional wall lighting and points for TV with aerial. The internal doors are of high quality to include the

joinery and ironmongery. There are stairs to the small basement below.

The main master bedroom is of generous size, overlooking the front and the second bedroom to the rear both finished with neutral carpets. The exquisitely finished bathroom is fully tiled with a full sized bath and standup shower attachments and screen, Roca sanitaryware, and heated towel rail.

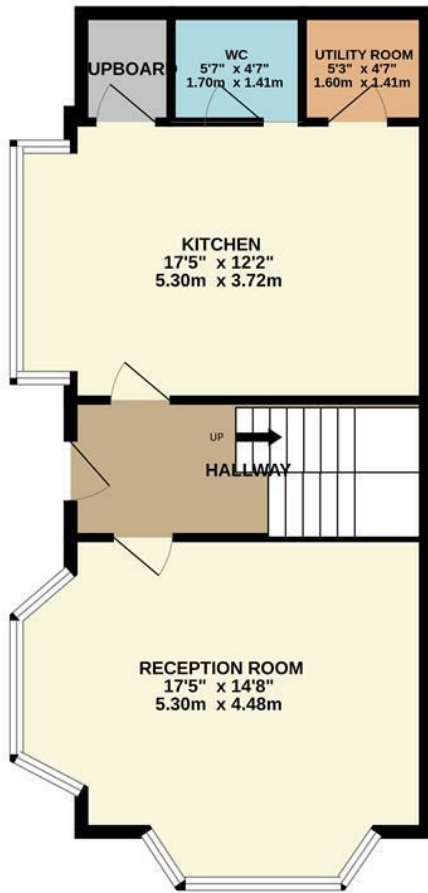
The garden is accessed privately from the cobbled mews and is currently laid to decking.

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GROUND FLOOR
580 sq.ft. (53.9 sq.m.) approx.



1ST FLOOR
566 sq.ft. (52.6 sq.m.) approx.



NASCOT STREET

TOTAL FLOOR AREA: 1146 sq.ft. (106.5 sq.m.) approx.

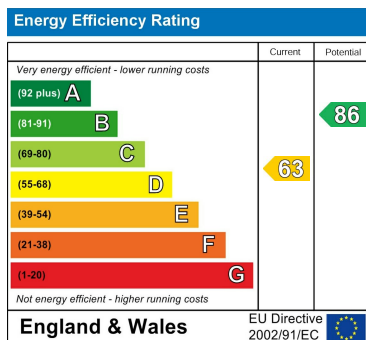
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Council Tax Band

D

Energy Performance Graph



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