



**Nancy Downs, Watford, WD19 4NF**

**welcome to**

## **Nancy Downs, Watford**

A rare opportunity to acquire a gated four-bedroom detached home on the exclusive Nancy Downs, complete with full planning permission to create a 12,000 sq ft luxury residence - not to be missed.





## Ground Floor



## First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

### Entrance

### Shower Room

8' 2" x 5' 7" ( 2.49m x 1.70m )

### Lounge

21' 9" x 13' 11" to max ( 6.63m x 4.24m to max )

### Dining Room

12' 11" x 9' 10" ( 3.94m x 3.00m )

### Reception Room 3

11' 5" x 8' 11" ( 3.48m x 2.72m )

### Kitchen

12' 10" x 9' 9" ( 3.91m x 2.97m )

### Utility Room

8' 1" x 7' 8" ( 2.46m x 2.34m )

### Bedroom 1

21' 9" x 13' 11" ( 6.63m x 4.24m )

### En Suite

6' 8" x 6' 5" ( 2.03m x 1.96m )

### Bedroom 2

12' 10" x 11' 5" ( 3.91m x 3.48m )

### Bedroom 3

12' 11" x 9' 10" ( 3.94m x 3.00m )

### Bedroom 4

13' 1" to max x 8' 2" ( 3.99m to max x 2.49m )

### Bathroom

6' x 5' 11" ( 1.83m x 1.80m )

### Garage

21' 8" x 16' 6" to max ( 6.60m x 5.03m to max )

### Total Floor Area

(from the EPC)

181 Square Metres

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## Nancy Downs, Watford

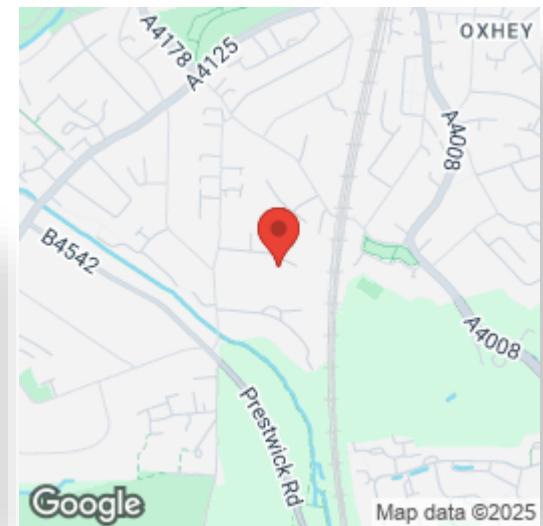
- Located on the prestigious private road of Nancy Downs
- Detached four-bedroom family home on a substantial gated plot
- Full planning permission approved for a 12,000 sq ft luxury residence
- Spacious layout with three generous reception rooms
- Principal bedroom with en suite bathroom

Tenure: Freehold EPC Rating: F

Council Tax Band: G

Offers in excess of

**£2,500,000**



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