



**Connells**

Strangeways  
Watford



## Property Description

**\*\* GUIDE PRICE £1,000,000 - £1,100,000 \*\***  
Connells are delighted to present this beautifully presented detached bungalow, situated within a popular and highly exclusive residential location in Nascot Wood.

Internally, the bungalow offers two generous reception rooms, three well-proportioned bedrooms, and flexible living accommodation ideal for families or those seeking single level living. A particular highlight is the self-contained annex, comprising its own reception room, kitchen, bedroom and bathroom, making it perfect for multi-generational living, guests or potential rental use.

Externally, the home boasts landscaped front and rear gardens, alongside driveway parking, a garage and a car port. Importantly, planning permission has been granted for front, rear and loft extensions, offering excellent potential to further enhance and personalise the property.

Beautifully presented throughout, the property benefits from new electrics and fuse boxes, a professionally de mossed roof, and re resin of pathways and patio areas with a three-year warranty, ensuring peace of mind for the next owner.

Located in the sought after Nascot Wood area of Watford, the property is ideally positioned for access to highly regarded schools, Watford Junction station with fast services into London, and the A41, M25 and M1 road links. Watford town centre, shopping facilities, restaurants, leisure amenities and open green spaces are all within easy reach.

Viewing is highly recommended.

## Additional Information

Planning permission granted under Planning Ref. No. 25/00300/FULH for Erection of front extension, loft conversion and small rear extension. The development to which this permission relates shall be begun within a period of three years commencing on the date of this permission on 29th May 2025.

### Entrance Hall

### Reception Room

### Dining Room

### Sunroom

### Kitchen

### Bedroom Two

### Bedroom Three

### Bedroom Four

### Shower Room

### Self-Contained Annex Area:

### Reception Room

### Kitchen

**Bedroom One**

**Bathroom**

**Outside**

**Front Garden**

**Garage**

**Car Port**

**Storage**

**Rear Garden**









Total floor area 187.2 m<sup>2</sup> (2,015 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

**T 01923 230 403**  
**E [watford@connells.co.uk](mailto:watford@connells.co.uk)**

6 The Parade  
 WATFORD WD17 1AA

EPC Rating: C Council Tax  
 Band: E

Tenure: Freehold

**view this property online [connells.co.uk/Property/WTF314825](http://connells.co.uk/Property/WTF314825)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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