



The Ridgeway, Watford, WD17 4TL

Offers in excess of £750,000 Freehold



Property

Located on a popular residential road in the desirable Nascot Wood area of Watford, this well-proportioned four-bedroom detached house offers excellent family accommodation and the potential to modernise to your own taste.

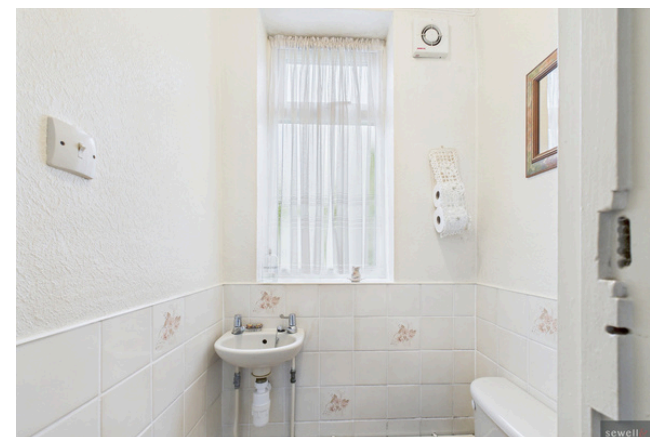
The property features an enclosed porch leading into a welcoming entrance hall. The spacious lounge and dining room are open plan, yet can be divided by double doors for flexible living. The lounge opens onto the rear garden via patio doors, creating a bright and airy living space. The eat-in kitchen is a generous size, with access to a downstairs WC and a separate boiler cupboard.

Additional convenience is provided by an integral single garage with double doors, offering secure parking or additional storage.

Upstairs, the landing leads to a practical airing cupboard, two well-sized double bedrooms, a smaller double, and a single bedroom—ideal for a growing family or home office needs. A family bathroom serves all bedrooms. The home benefits from gas central heating and double glazing throughout.

Outside, the property boasts a private rear garden measuring approximately 50ft—perfect for outdoor entertaining or family play.

While the property is presented in good condition and ready for immediate occupation, it offers scope for modernisation and personalisation, making it an ideal opportunity for buyers looking to add value.



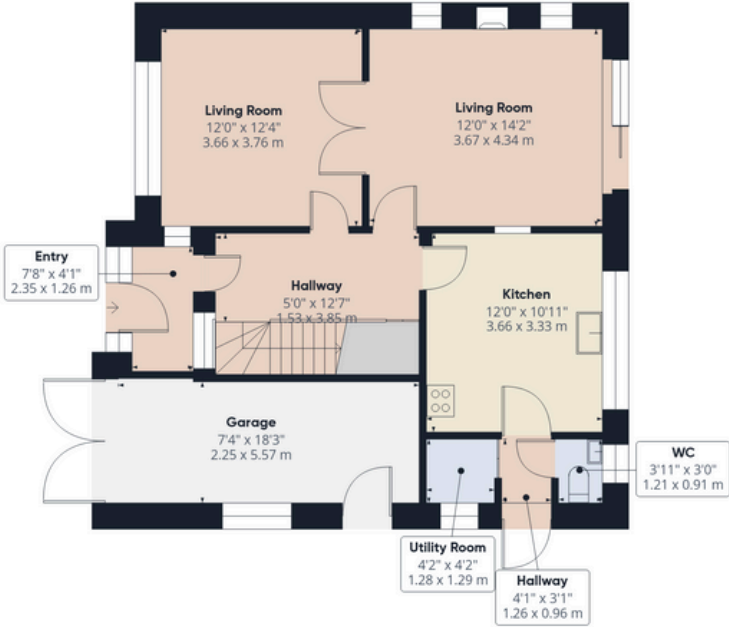


Key Features

- Impressive detached family home
- Four well-proportioned bedrooms
- Driveway parking
- Integral garage
- Close to excellent schools
- Potential for modernisation



Floorplan



Floor 0



Floor 1

Approximate total area⁽¹⁾
1385 ft²
128.7 m²

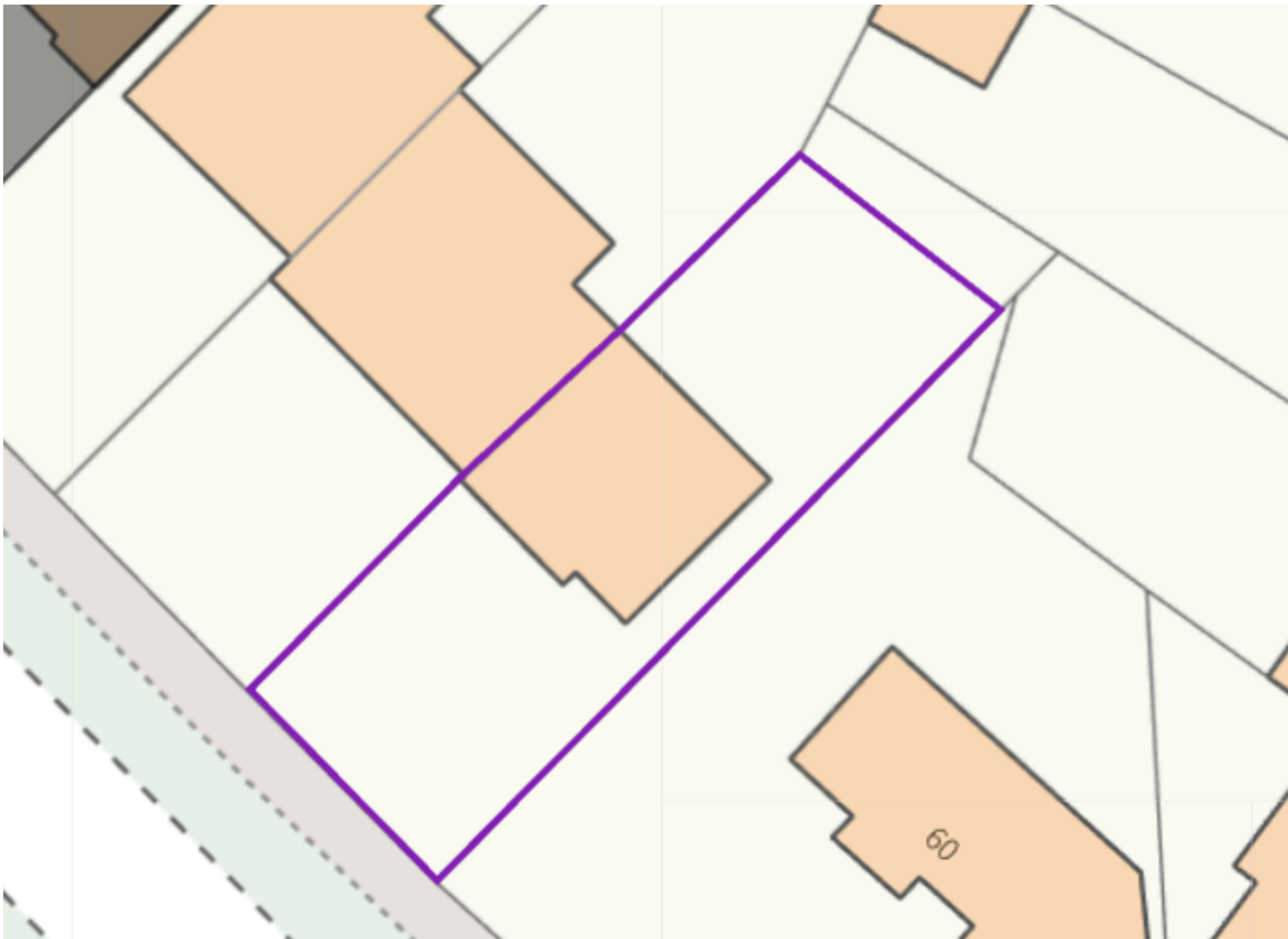
Reduced headroom
8 ft²
0.8 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

Boundary









Area Information

Watford Town Centre has transformed, with the redevelopment of the Atria shopping centre creating extra retail space, a large Cineworld Imax cinema, leisure complex and a vibrant new restaurant hub.

The area is surrounded by some beautiful countryside with many locations to enjoy walking and cycling. There is also a variety of other leisure facilities including golf, football, tennis and cricket. There are many leisure and health clubs close by providing swimming and sports facilities and Watford is home to one of England's most luxurious golf courses at The Grove, Chandlers Cross.

The business climate is developing, and the business start-up rate is high in the area. Significant investment in the area has contributed to greater employment and this will continue to be the case as the re-development of the town centre is creating further employment opportunities.

There is also the benefit of easy access to London from both Watford Junction and Watford Metropolitan line stations

1.7 miles to Watford Junction Station

1.7 miles to Watford Town Centre

Nearest Motorway: 0.6 miles to M25

Local Authority: Watford Borough Council

Council Tax: F

Approximate floor area: 1385 sq ft

Tenure: Freehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	47 E	
21-38	F		
1-20	G		



Every care has been taken to ensure that the details in this brochure represent an accurate description of the property. However, we wish to inform prospective purchasers that these sales particulars are a general guide and none of the statements or dimensions should be relied upon as statements of representation or fact. Transparency of referral fees: We're legally required to inform you that we receive referral income from the following solicitors and surveyors up to the value of £150.00 per transaction; The Partnership, EMW Law, Hanney Dawkins & Jones, Archer Rusby Solicitors LLP, Woodward Surveyors Trend & Thomas Surveyors. For financial services we recommend Severn Financial and receive an average referral income of £260.00 per transaction. Although we recommend these companies because we believe they offer an excellent service, you are not under any obligation to use them.

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Contact Sewell & Gardner on 01923 776400 or sgsales@sewellgardner.com