



Nancy Downs, Watford, WD19 4NF

welcome to

Nancy Downs, Watford

A rare chance to secure a gated four-bedroom detached home on exclusive Nancy Downs, complete with full planning permission for a 12,000 sq ft luxury residence—an opportunity 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

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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- 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

£2,500,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WAF104731 - 0017

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