



Bay Tree Walk, Watford, WD17 4YX
Offers in excess of: £1,100,000 Freehold

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Bay Tree Walk

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Nascot Wood



About the property

Nestled within one of Watford's most desirable addresses, this striking mid-century modern residence offers a rare blend of architectural character and privacy. Designed and built in the 1950s, this home has been owned and loved by the same family since it was built! The detached home sits on a generous private plot and offers exceptional potential.

The large entrance hall leads to a W/C, cloakroom, and a generous study, before opening into an impressive open-plan foyer, dining area and a sunken living room filled with natural light from floor-to-ceiling windows. The retro-style kitchen has been lovingly maintained and is complemented by a pantry/utility room with garden access.

Upstairs, a generously sized principal bedroom that functions as a true suite accommodates a spacious shower room and a walk-in dressing room. The ensuite features a unique maroon pedestal basin complemented by twin oval mirrors and a wall-mounted heated towel rail. A second large bedroom benefits from double doors to a private balcony, while two further bedrooms offer flexibility for family use or home working. The family bathroom is a truly individual space featuring a full-sized bath with a WC and a bidet. A rare and luxurious addition is the dedicated, wood-lined sauna that provides an exceptional, spa-like amenity within the home, complete with multi-tiered benches and a stove.

The rear garden occupies a substantial portion of the generous 0.54-acre plot and offers an abundance of mature trees and shrubs, providing superb privacy. There is also a rare opportunity to restore the property's substantial swimming pool, creating a stunning leisure space for family enjoyment and entertaining. A first-floor sun terrace/balcony offers elevated views across the garden.

To the front, a large driveway provides extensive parking, along with two double-width garages and multiple workshops offering excellent storage and workspace.

This remarkable home presents a rare opportunity to restore, modernise, or enhance a one-of-a-kind mid-century residence in a prime Nascot Wood location.





Key features

- A unique mid-century modern detached home
- Four bedrooms
- 0.54 acre plot
- Indoor sauna
- First floor balcony overlooking the expansive garden
- Large driveway with parking for multiple vehicles
- Two double-width garages plus workshops
- Opportunity to restore the original swimming pool
- Exceptional potential extend and enhance STPP
- Highly sought-after Nascot Wood location







Floorplan



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

3439 ft²

319.5 m²

Reduced headroom

28 ft²

2.6 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

GIRAFFE360



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 mile to Watford Junction Railway Station
- 1.5 miles to Watford Harlequin Shopping Centre
- Nearest Motorway: 1.6 miles to M25

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		



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