



**Nascot Street, Nascot Village, Watford**

Offers in Region of **£550,000**

proffitt  
& holt







## Nascot Street, Nascot Village

Watford

A double storey extended two bedroom period property located in the highly sought after area of Nascot Village and close to a host of local amenities and transport links.

The ground floor accommodation comprises a spacious reception room, separated in two halves by the staircase creating both a natural sitting room and dining area. To the rear of the property is a generous size kitchen, fitted with ample wooden wall and base units, a built-in hob and oven and a door leading out to the rear garden. On the first floor are two good size double bedrooms, both served by the family bathroom.

Externally, there is a private and enclosed rear garden with a wooden shed plus an additional storage unit and gated side access. To the front, there is a paved garden and on road permit parking for residents.

Council Tax Band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F







## Nascot Street, Nascot Village, Watford

Nascot Village is a sought-after residential area within easy walking distance of local shops and amenities, Watford Junction mainline station and Watford town centre. The M1 and M25 motorways can be reached, typically, within a drive of five/ten minutes and both Watford Metropolitan Line station and Watford Junction mainline station provide fast and frequent services into London.

Watford Town Centre provides extensive shopping, transport and entertainment facilities including the Atria Watford Shopping Centre, The Palace and Pumphouse theatres, Watford Colosseum and numerous restaurants.

- End of Terrace Character Cottage
- Two Double Bedrooms
- Large Kitchen
- Double Storey Extension
- Open-Plan Sitting/Dining Room
- Family Bathroom on the First Floor
- Side Access to the Front of the Property
- Enclosed Rear Garden
- Residence Permit Parking
- Located within Walking Distance to Watford Junction Station







***For broadband and mobile speeds see:***

***<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>***

## **General Information**

### **Services**

Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

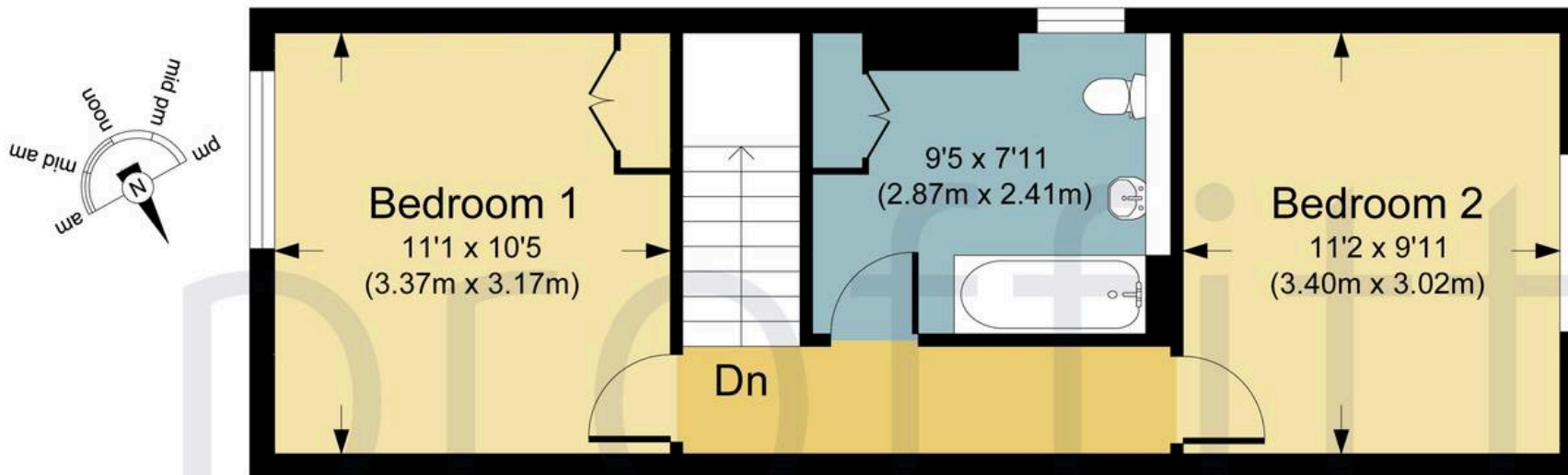
### **Fixtures and Fittings**

All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.

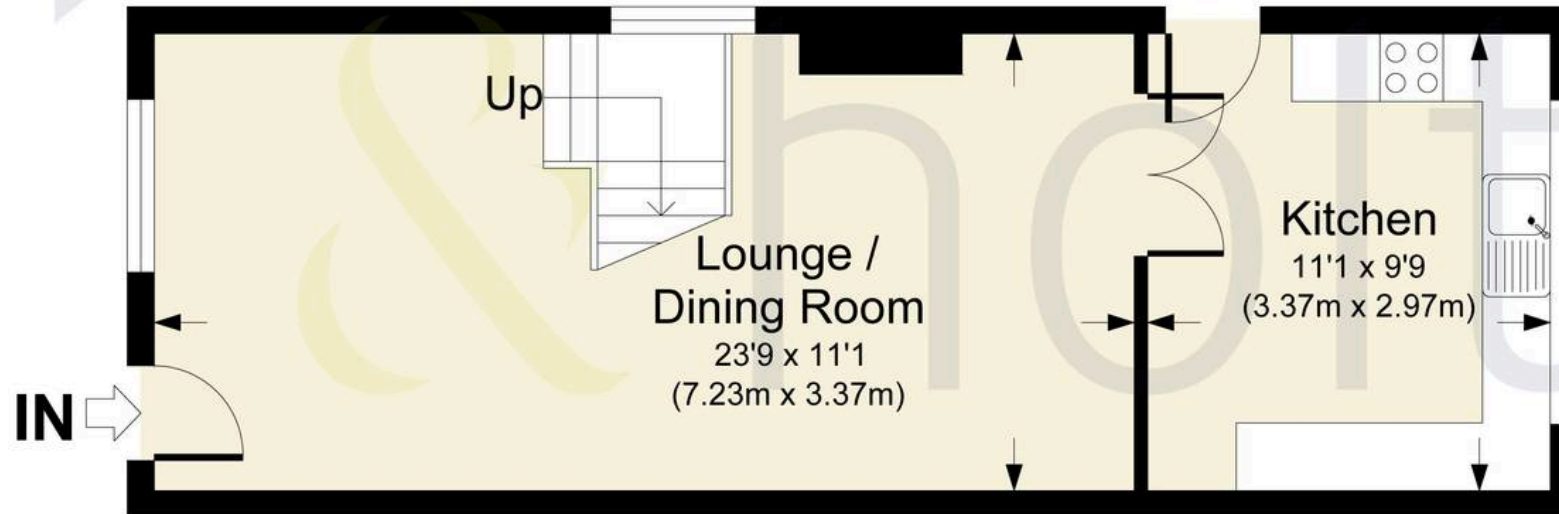








First Floor



Ground Floor

NASCOT STREET, WD17

APPROX. GROSS INTERNAL FLOOR AREA 747.23 SQ FT / 69.42 SQ M.

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## Proffitt & Holt – Watford

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