



Nascot Wood Road, Watford  
WD17 4WE

Offers Over £1,000,000 Freehold



# The property

The property welcomes you into a bright entrance, leading to an impressive open plan living and dining area. This generously proportioned space is ideal for both relaxation and entertaining, offering ample room for various layouts. The kitchen, conveniently located adjacent to the living area, provides a functional heart to the home with access to the garden.

Upstairs, the five well appointed bedrooms are served by three bathrooms, ensuring comfort and convenience for all. Externally, the property benefits from a substantial 100 ft garden, offering a wonderful outdoor retreat with a dedicated patio area perfect for alfresco dining and enjoyment. Parking is well catered for with a single garage and a driveway, providing ample off street space.

Situated in a prime Nascot Wood location, the home is approximately 0.5 miles from Nascot Wood Junior School, adding to its appeal for families.





## Key Features

- Five bedroom house
- Driveway parking
- Garage
- 100 ft garden
- 0.5 miles from Nascot Wood Junior School
- Open plan living/dining area
- Well presented throughout
- Prime Nascot Wood location



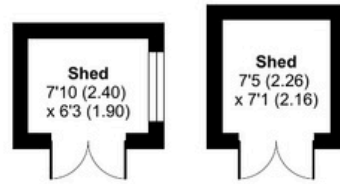
# Floorplan

## Nascot Wood Road, Watford, WD17

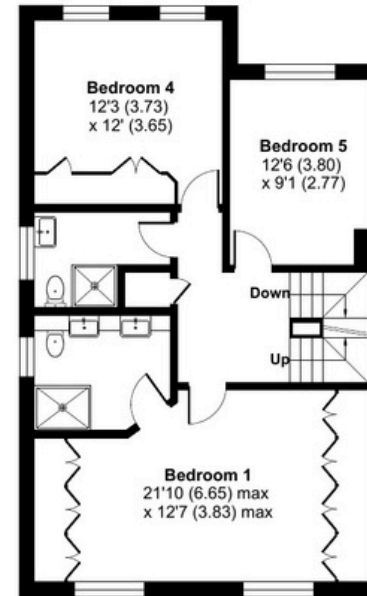
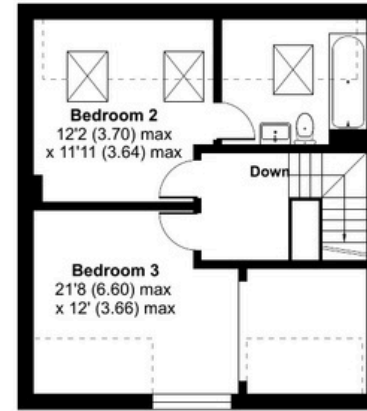
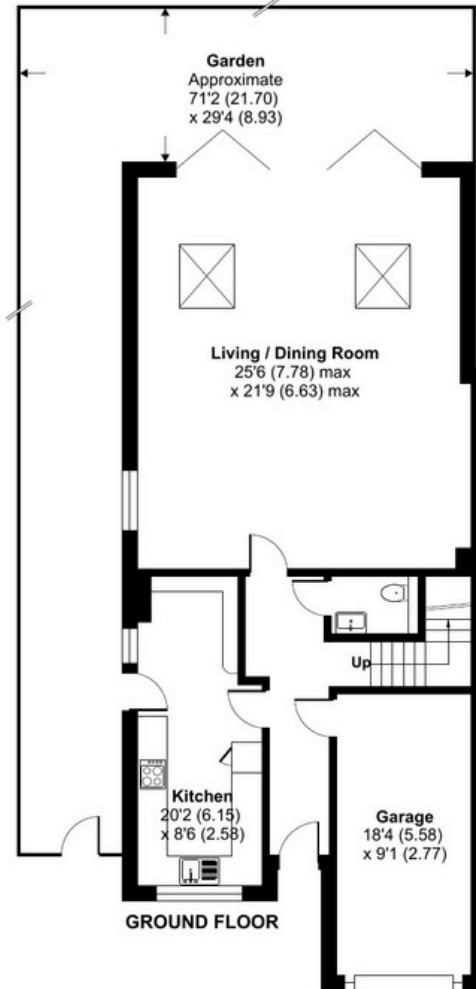


Approximate Area = 2021 sq ft / 187.7 sq m  
 Limited Use Area(s) = 136 sq ft / 12.6 sq m  
 Garage = 160 sq ft / 14.8 sq m  
 Outbuildings = 102 sq ft / 9.4 sq m  
 Total = 2419 sq ft / 224.5 sq m

For identification only - Not to scale



Denotes restricted head height









# Area Information

Watford Town Centre has transformed, with the redevelopment of the Harlequin shopping centre creating extra retail space, a large Cineworld IMAX cinema, leisure complex and a vibrant new restaurant hub. The area is surrounded by beautiful countryside with many locations to enjoy walking and cycling. A particular highlight is Cassiobury Park, one of the largest public parks in Hertfordshire, offering over 190 acres of green space, woodland trails, children's play areas, a miniature railway and open fields perfect for sports, picnics, and outdoor activities.

There is also a variety of other leisure facilities including golf, football, tennis and cricket. Many leisure and health clubs are 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.

Education in Watford is highly regarded, with schools such as Watford Grammar School for Boys and Watford Grammar School for Girls enjoying excellent reputations. Both schools consistently achieve strong academic results and offer a wide range of extracurricular opportunities, making them highly sought after by families in the area.

- 1.3 miles to Watford Junction Station
- 2.3 miles to Watford Town Centre
- Nearest Motorway: 2.5 miles to M25

Local Authority: Watford Borough Council

Council Tax: G

Approximate floor area: 2021 sq ft

Tenure: Freehold

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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