



Church Road, Watford, Hertfordshire, WD17 4PY

Guide price: £525,000 Freehold

sewell &  
gardner



# About the property

An extremely well-presented, two bedroom end of terrace house, located in Nascot Wood, with a versatile home office/additional bedroom.

The property features an open-plan living and dining room that flows into a modern kitchen equipped with integrated appliances. On the first floor, there are two double bedrooms and a bathroom complete with a shower over the bath and a vanity unit. There are fitted wardrobes and storage cupboards to the principle bedroom cleverly installed into the vaulted ceiling. Additionally, the home office, accessible from the garden, also contains a WC and shower room.

Nascot Wood is an extremely sought-after location, offering local shops and amenities. The property is just a short walk to Watford Junction station, which provides access into London Euston within 20 minutes. You are also just a short distance from Watford Town Centre which is now home to a variety of new shops and restaurants as well as an IMAX cinema and Hollywood Bowl.

Local Authority: Watford Borough Council

Approximate floor area: 718.4 sq ft

Tenure: Freehold





# Key features

- Two double bedrooms
- End of terrace house
- Sought after location
- Self-contained home office with ensuite shower room
- Short walk to Watford Junction
- Easy access to the M25 motorway





# Floorplan



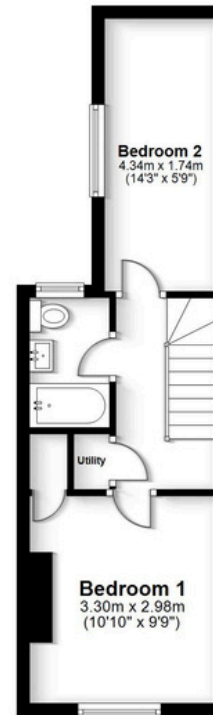
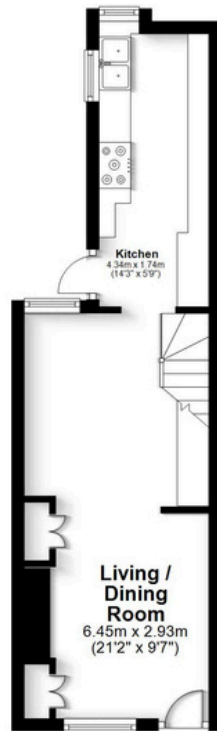
## Ground Floor

Approx. 37.4 sq. metres (402.1 sq. feet)



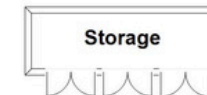
## First Floor

Approx. 26.8 sq. metres (288.4 sq. feet)



## Second Floor

Approx. 2.6 sq. metres (27.9 sq. feet)



Total area: approx. 66.7 sq. metres (718.4 sq. feet)

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The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - © My Home Property Marketing - Unauthorised reproduction prohibited.  
Plan produced using PlanUp.

# Area Information

Watford Town Centre has a variety of entertainment and retail options, including the Atria shopping centre, large Cineworld Imax cinema and a vibrant restaurant hub. There are also various sports facilities including golf, football, tennis and cricket and many leisure & health clubs close by. Notably, Watford is home to one of England's most luxurious golf courses at The Grove, Chandlers Cross. Watford is surrounded by some beautiful countryside with many locations to enjoy walking and cycling. Cassiobury Park is a popular attraction, being the largest public open space in Watford with over 190 acres of green space catering for all ages, including sports facilities, kids' attractions & a nature reserve.

- 0.4 miles to Watford Junction station
- 0.8 miles to Watford High Street
- Nearest Motorway: 1.8 miles to M25



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

