



Mandeville Close, Watford

£950,000

proffitt
& holt





Mandeville Close

Nascot Wood, Watford

****'REQUEST DETAILS' TO RECIEVE INSTRUCITONS ON HOW TO USE OUR 24HR BOOKING SYSTEM!****

This spacious four-bedroom detached home in the highly desirable Nascot Wood area presents an excellent opportunity for those seeking a well-located property. The house features a generous driveway with space for 2-3 cars, as well as an integral garage for additional storage or parking.

Upon entering, you are welcomed into a central hallway. To the left, there is direct access to the garage, providing practical storage solutions. Moving straight ahead, a door leads into the bright breakfast room, an inviting space ideal for casual dining. The breakfast room also provides access to the well-equipped kitchen, which includes an island, ample storage, and a door leading out to the side of the house for added convenience. To the right of the hallway, a door opens into the expansive open-plan living/family room, which features a bay window to the front and a charming gas fireplace, creating a cosy and welcoming atmosphere. The living/family room seamlessly flows into the dining room, perfect for formal entertaining, and benefits from French doors that open onto the rear garden. Additionally, the living/family room connects back to the breakfast room, ensuring a versatile and well-connected ground floor layout. Upstairs, the property offers four well-proportioned bedrooms, all accessed from a central landing. The main bedroom is a standout feature, boasting its own private balcony overlooking the front of the house, providing a tranquil spot to unwind. A family bathroom serves the remaining bedrooms, ensuring comfort and convenience.

Outside, the mature and private rear garden is a true highlight of this property. With its mix of paved and lawn areas, it offers a serene outdoor space for relaxation and entertainment.

This property is offered with no upper chain, making it an excellent opportunity for those looking to move to this desirable location.





Mandeville Close

Nascot Wood, Watford

Nascot Wood is a sought-after residential area with the highly regarded Nascot Wood Infants and Nursery School, Nascot Wood Junior School, 'Green Flag' award-winning Cheslyn Gardens. Also, a short distance to Watford Metropolitan Line station and 'Green Flag' award-winning Cassiobury Park with access to the River Gade and the Grand Union Canal, two cafes and paddling pool leisure area. Watford Town Centre is approximately a distance of one and a half miles providing excellent shopping facilities, including the Atria Watford Shopping & Leisure Centre, The Palace and The Pumphouse theatres, Watford Colosseum, and numerous restaurants. Watford Junction mainline station is within a similar distance and provides fast and frequent services to London, Euston. For the road user, both the M1 and M25 motorways can be reached, typically, within a drive of five/ten minutes.



Council Tax band: G - Watford Borough Council

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





FEATURES

- Four Bedrooms
- Detached House
- Two Bathrooms
- No Upper Chain
- Driveway Parking
- Integral Garage
- Balcony to Master Bedroom
- Three Receptions
- Close to highly regarded schools
- Close to transport links
- ****'REQUEST DETAILS' TO RECIEVE INSTRUCITONS ON HOW TO USE OUR 24HR BOOKING SYSTEM!****

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<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.



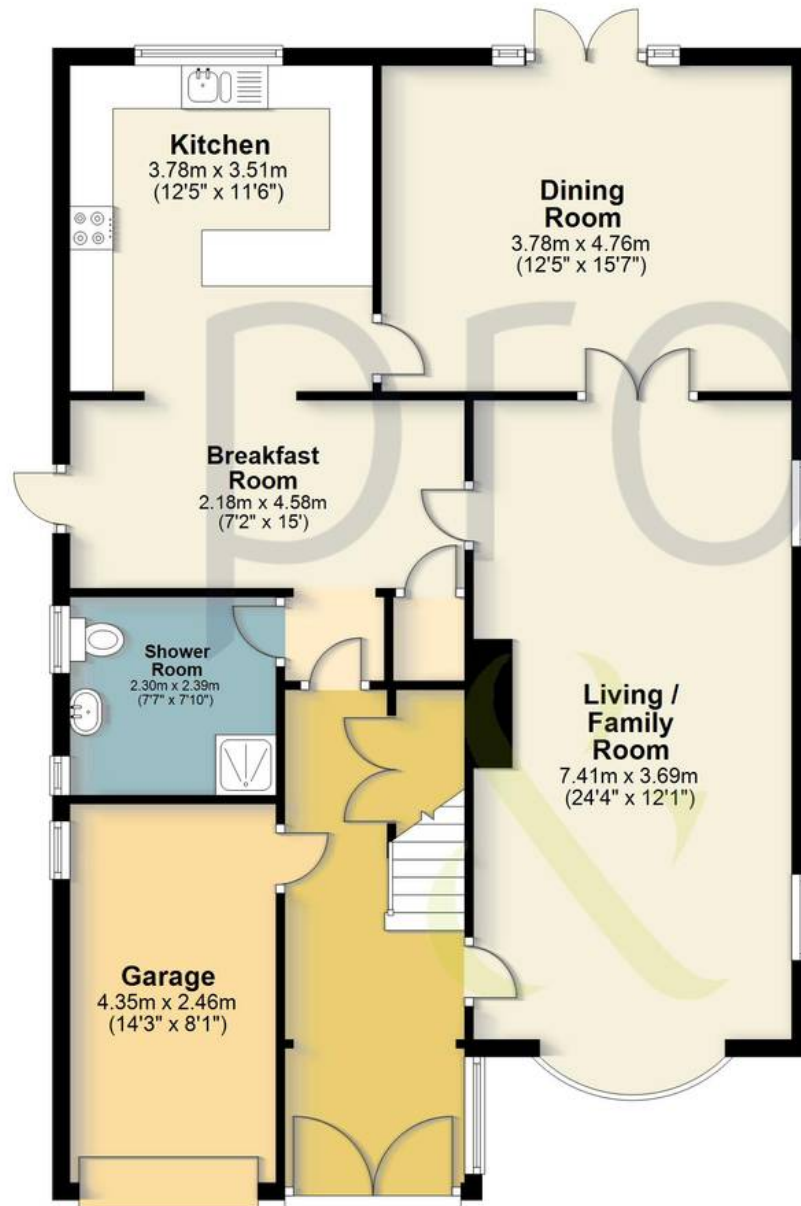






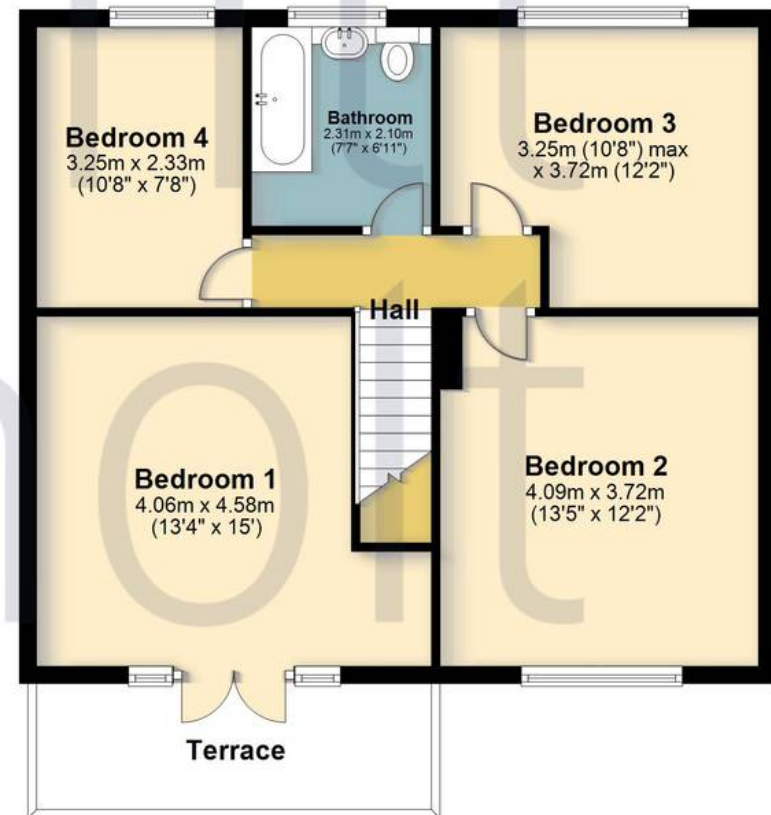
Ground Floor

Approx. 102.6 sq. metres (1104.3 sq. feet)



First Floor

Approx. 62.2 sq. metres (669.8 sq. feet)



Total area: approx. 164.8 sq. metres (1774.1 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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





Proffitt & Holt – Watford

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