



Greenbank Road, Nascot Wood, Watford

In Excess of £550,000

proffitt
& holt





Greenbank Road, Nascot Wood

Watford

Proffitt & Holt are delighted to present this well-maintained 3-bedroom semi-detached home, situated on the borders of the sought-after Nascot Wood area. This property offers a comfortable and practical living space, perfect for families or those looking to upsize.

Upon entering, you are welcomed by a porch leading to an inviting entrance hall. The ground floor comprises a convenient downstairs WC, a spacious living/dining room with ample natural light, and a well-appointed kitchen. There is also a large storage cupboard, ideal for household essentials.

Upstairs, the first floor features three well-proportioned bedrooms and a family bathroom. Each bedroom offers ample space for storage and relaxation, making this home versatile and adaptable to your needs.

The property boasts a southerly facing garden that backs onto tranquil woods, providing a private and peaceful outdoor space. The garden is of a good size, perfect for outdoor activities and entertaining. Additionally, the home benefits from a detached garage and a driveway, offering ample off-street parking.

This property is ideally located with easy access to local amenities, schools, and transport links. Viewing is highly recommended to appreciate all that this home has to offer.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C





Greenbank Road, Nascot Wood

Watford

Greenbank Road is situated approximately two miles from Watford's busy Town Centre with its extensive range of shops, amenities and also a similar distance from Watford Junction Station, which provides a swift and frequent service into London Euston (18 mins). Alternatively, there are local shops within a 10 minute walk.

For the commuter wishing to travel by road, both the M1 & M25 motorway networks lie, typically, within a 5-10 minute drive. Holy Rood Primary School is approximately 5 minutes walking distance from the property.



- Semi-Detached
- Three Bedrooms
- Garage
- Family Home
- Potential to Extend (STPP)
- Private Garden
- Close to Schools
- Driveway Parking
- Ground Floor Guest WC



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.

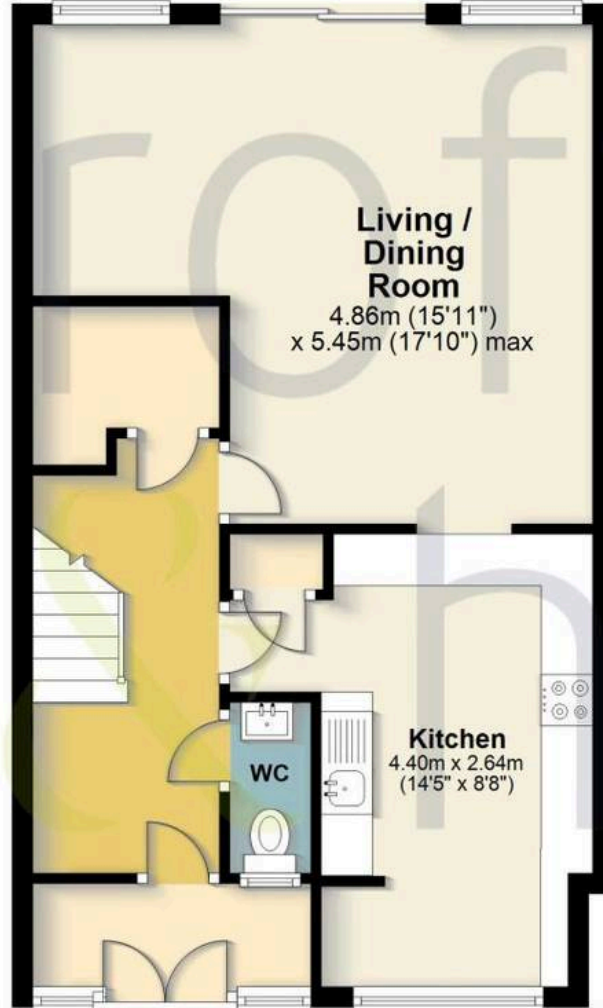






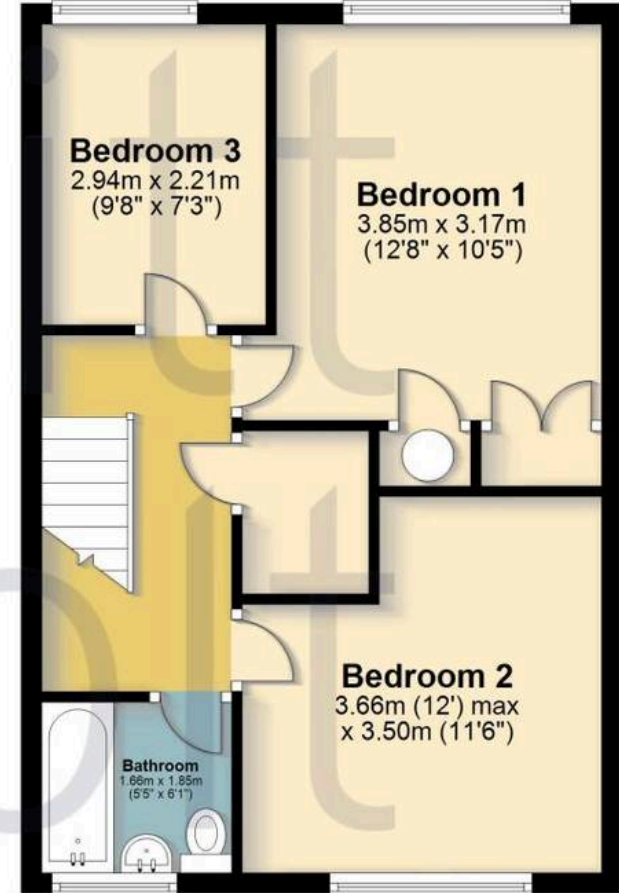
Ground Floor

Approx. 63.3 sq. metres (681.5 sq. feet)



First Floor

Approx. 45.1 sq. metres (485.0 sq. feet)



Total area: approx. 108.4 sq. metres (1166.5 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

141 The Parade, High Street – WD17 1NA

01923 222522 • watford@proffitt-holt.co.uk • www.proffitt-holt.co.uk/

