



Lingfield Way, Watford

£1,500,000

proffitt
& holt





Lingfield Way

Watford

Proffitt & Holt present this immaculate and spacious five-bedroom detached house, perfectly situated in the sought-after area of Nascot Wood. This beautifully presented home offers an exceptional blend of luxury, comfort, and practicality, making it the ideal residence for modern family living. Upon entering, you are greeted by an inviting entrance hall that sets the tone for the rest of the home. The ground floor boasts a versatile layout, featuring a family room that was thoughtfully extended from the original garage. This expansive space provides a comfortable and flexible area for relaxation and entertainment. Additionally, the property benefits from a newly added double garage, ensuring ample storage and secure parking. The bright and airy lounge offers a tranquil retreat, while the separate dining room is ideal for formal gatherings and special occasions. The heart of the home is the modern and well-equipped kitchen/diner, which provides plenty of space for cooking and casual dining, with direct access to the beautiful garden. A conveniently located utility room offers additional storage and laundry facilities, and a downstairs cloakroom adds to the practicality of the ground floor. Ascending to the first floor, a spacious landing leads to five generously proportioned double bedrooms, ensuring comfort and privacy for every family member. The master bedroom and second bedroom both benefit from luxurious en-suite bath/shower rooms, while a contemporary family bathroom, complete with high-quality fixtures and fittings, serves the remaining bedrooms. All three bathrooms boast underfloor heating, in addition to each having a radiator.



The exterior of the property is equally impressive, featuring a large driveway that offers ample parking for several vehicles. The southwest facing garden is beautifully landscaped and mature, offering a perfect setting for outdoor relaxation and entertaining.

This exceptional property is a rare find and offers a perfect combination of elegance, functionality, and space. Early viewing is highly recommended to fully appreciate all that this stunning home has to offer.



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Located in the sought-after residential area of Nascot Wood with the highly regarded Nascot Wood Infants and Nursery School and Nascot Wood Junior School, as well as the "Green Flag" award winning Cheslyn Gardens, and just a short walk to the entrance of the "Green Flag" award winning Cassiobury Park with access to the River Gade, the Grand Union Canal, two cafes and paddling pool leisure area. The Watford Palace Theatre in the Town Centre is in walking distance, as are excellent shopping facilities including the indoor Atria shopping centre and numerous restaurants. For the commuter, Watford Junction Station is around 15 minutes' walk and provides fast and frequent services to London, Euston. Both the M1 and M25 motorways are typically within a 10-minute drive. Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





Features

- Five-Bedroom Detached Family Home
- Three Bathrooms – all with underfloor heating in addition to radiators
- Three Reception Rooms
- Driveway Parking
- Double Garage
- Southwest-Facing Garden
- Immaculately Presented Throughout
- Ground Floor Guest WC
- Utility Room
- Sought-After Location
- Separate Dining Room

*'For broadband and mobile speeds see;
<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>'*

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

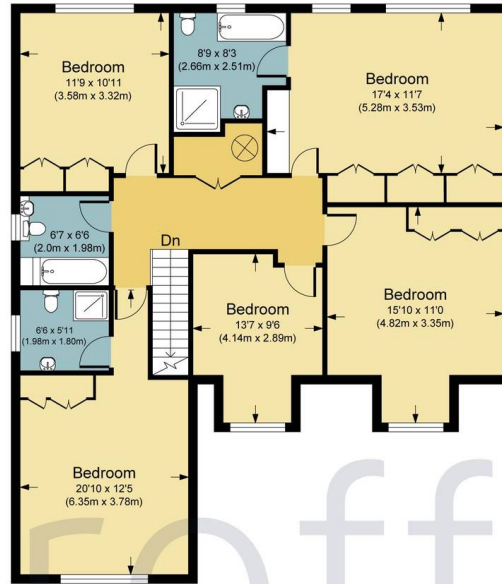
Fixtures and fittings All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.



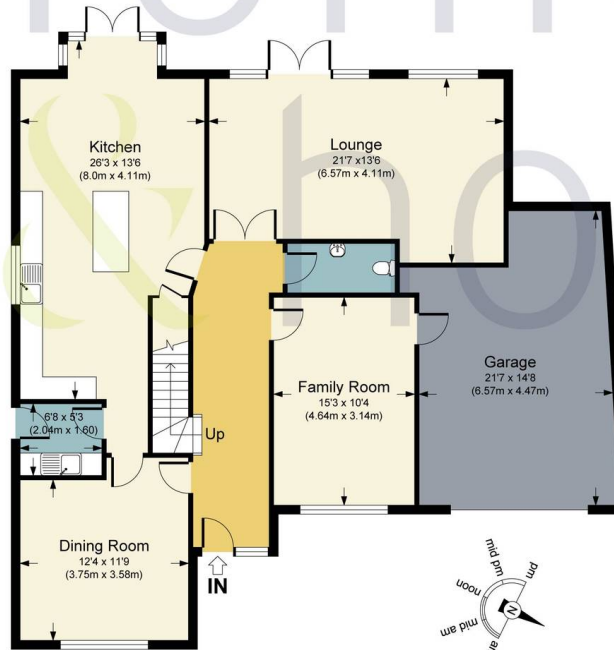








First Floor



Ground Floor

LINGFIELD WAY, WD17

APPROX. GROSS INTERNAL FLOOR AREA 2595.28 SQ FT / 241.11 SQ M. INC. GARAGE
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Proffitt & Holt – Watford

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