

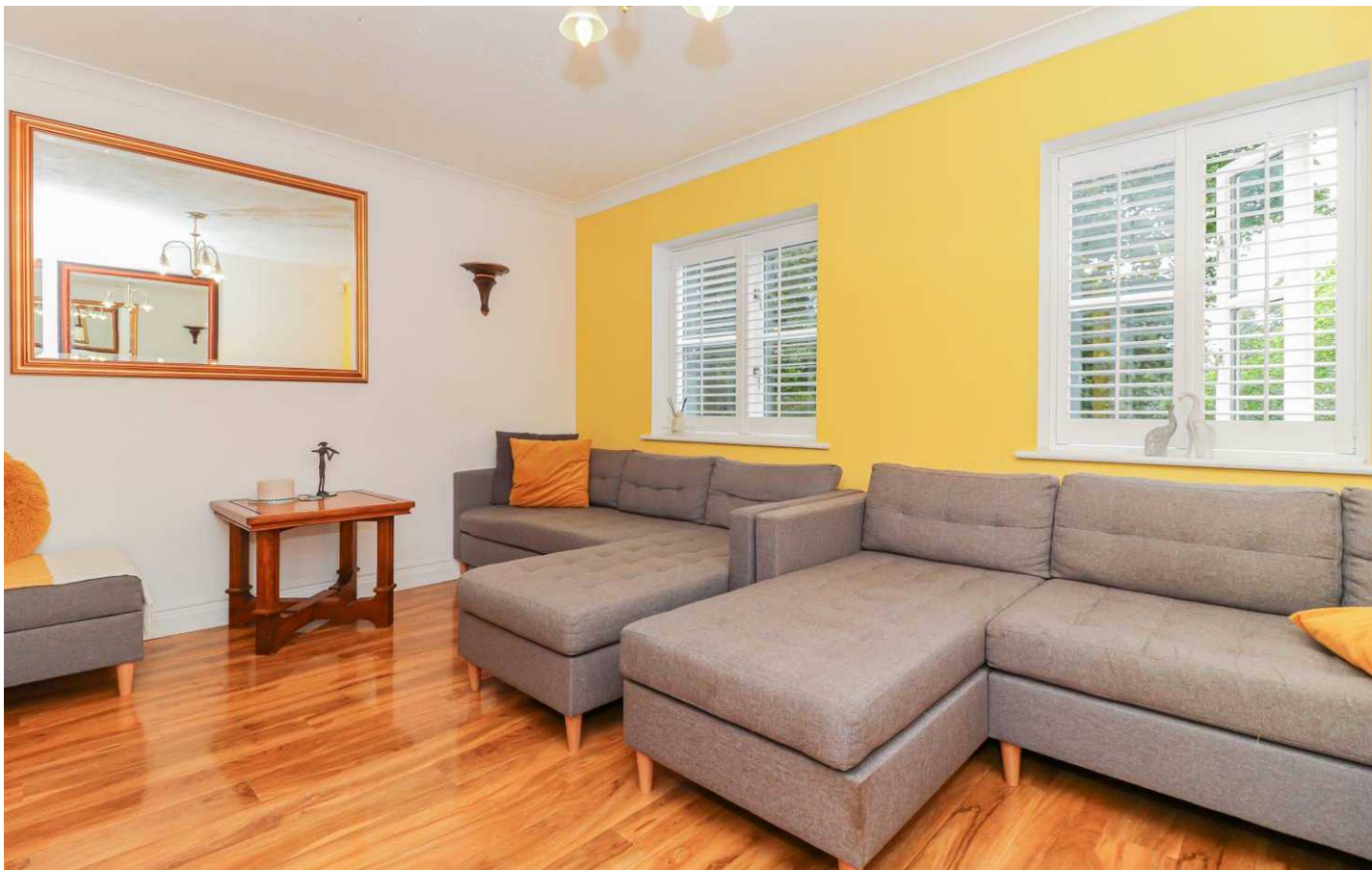


6 Molteno Road, Watford

In Excess of £685,000

proffitt
& holt





6 Molteno Road

Watford, Watford

Nascot Wood is a highly sought-after residential area near to Nascot Wood JMI school, Cheslyn Gardens and a short distance to the award winning Cassiobury Park. Watford Town Centre is approximately a distance of one and a half miles providing excellent shopping facilities, including the Atria Watford shopping centre, The Palace and Pumphouse theatres, Watford Colosseum and numerous restaurants. Watford Junction mainline station is within a similar distance and provides fast and frequent services to central London (approx 20 mins). For the road user, both the M1 & M25 motorways can be reached, typically, within a five/ten minute drive.

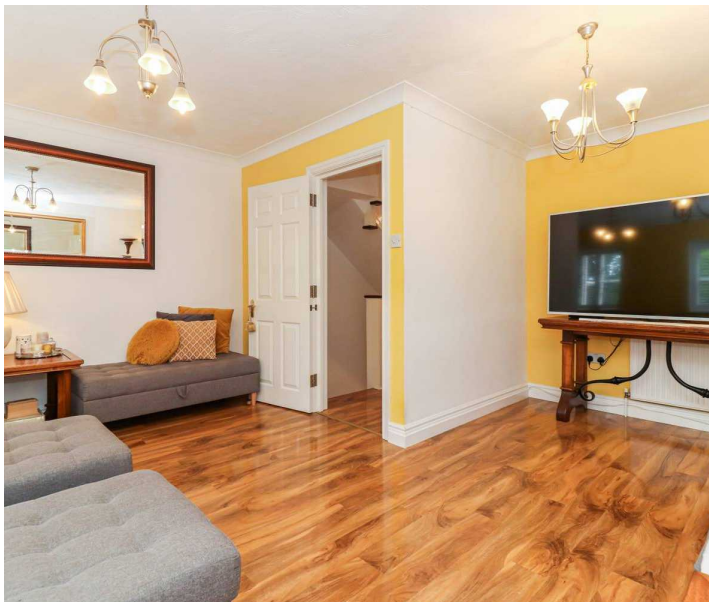
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Close To Watford Town Centre
- Childrens Play Area & Gardens For Residents Sole Use
- Within Catchment For Outstanding Primary School
- Prestigious Mews Location Of Nascot Wood
- Watford To London Euston Within 18 Minutes
- Garage & Parking For Three Cars Plus Allocated Parking Space
- Close Proximity To Watford Junction Station
- Master Bedroom With En-Suite Shower
- Four Bedroom Town House





6 Molteno Road

Watford, Watford

Situated in a quiet and highly sought-after cul-de-sac in Nascot Wood, this spacious three/four-bedroom town house offers versatile accommodation across three floors, perfect for a growing family. The property is conveniently located within walking distance of Nascot Wood Infant, Nursery, and Junior Schools, making it an excellent choice for families.

Upon entering the home, you are greeted by a welcoming hallway that provides access to all ground floor rooms. The main reception room, with its French doors leading to the rear garden, offers a bright and airy space for everyday living. The ground floor also includes an integral garage, providing both parking and additional storage options.

The first floor features a second reception room, ideal as a formal lounge or additional family room, and a well-appointed kitchen/breakfast room that offers ample space for dining. A guest cloakroom/WC is also conveniently located on this level.

The second floor hosts the primary bedroom, complete with fitted wardrobes and an en-suite shower room. Two further bedrooms and a modern family bathroom complete the accommodation on this floor, providing ample space for family or guests.

Externally, the property benefits from a 40ft rear garden, mainly laid to lawn with a patio area suitable for outdoor dining. Additional features include off-street parking, an integral garage, covered allocated parking, and access to well-maintained communal gardens with a play area.

Contact Proffitt & Holt today to book your viewing. EPC - EER: C

Council Tax Band: F [Watford Borough Council]





Broadband speeds available

Ultrafast

1600Mb

Average download speed of the fastest package at this postcode*

Suitable for**

Web & social

Flawless video calls

4K streaming

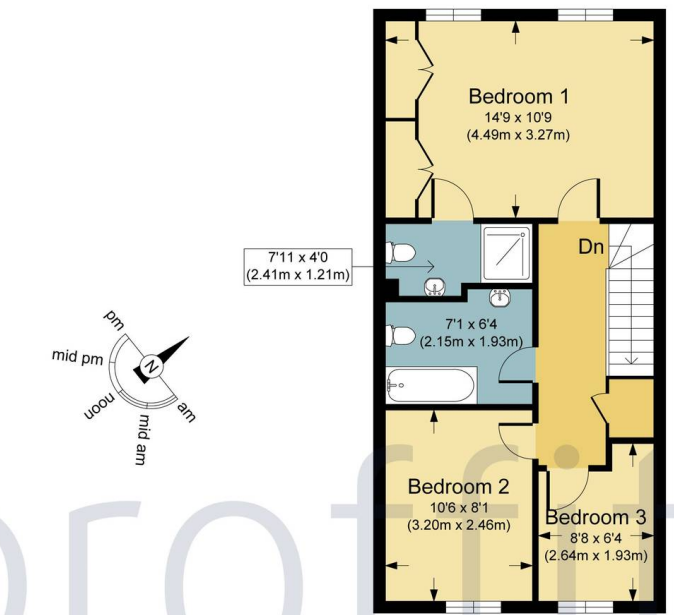
Online gaming



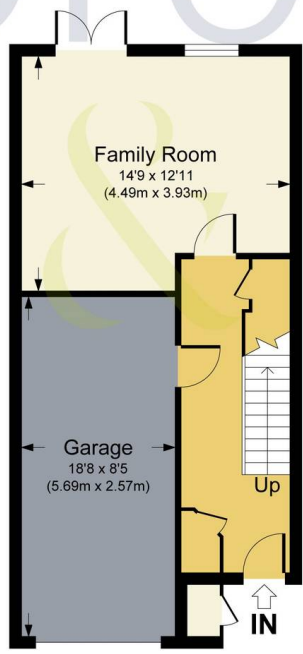




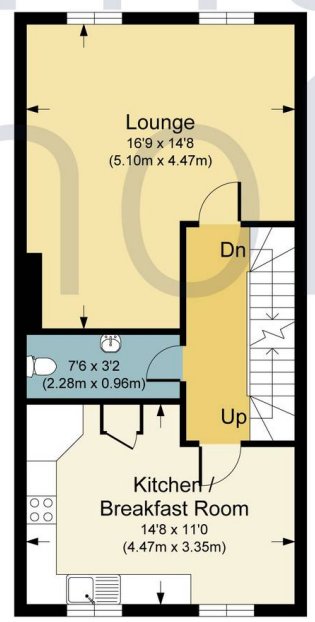




Second Floor



Ground Floor



First Floor

PHOTO

MOLTENO ROAD, WD17

APPROX. GROSS INTERNAL FLOOR AREA 1402 SQ FT / 130.2 SQ M INC. GARAGE
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Proffitt & Holt – Watford

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