



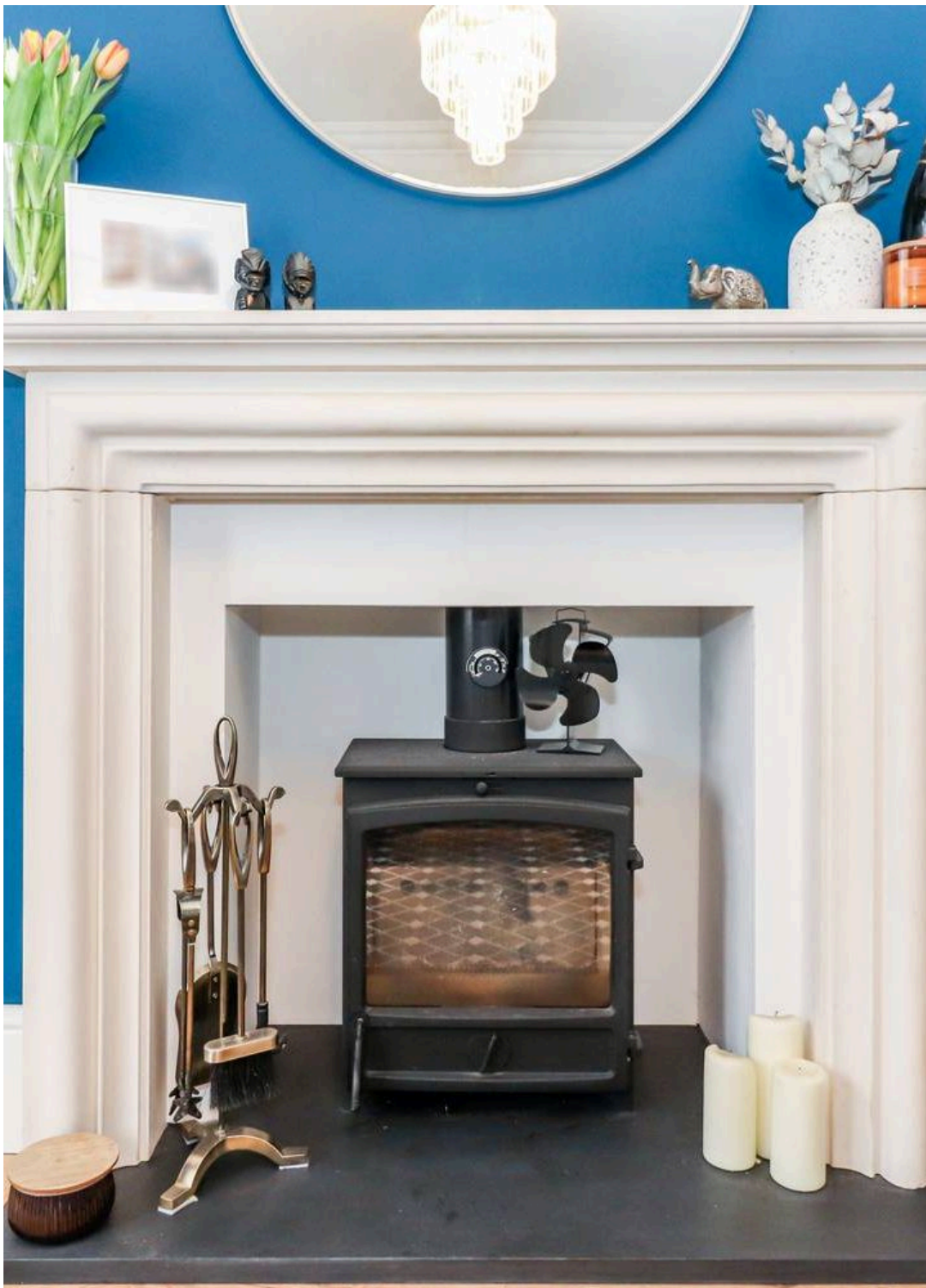
Malden Road, Nascot Village, Watford

In Excess of £850,000

proffitt  
& holt







## Malden Road

### Nascot Village, Watford



Proffitt & Holt are delighted to present this beautifully renovated three-bedroom Victorian semi-detached property in the heart of the highly desirable Nascot Village. This exceptional home has been thoughtfully modernised to an impeccable standard, while retaining the charm and character of its era, offering a unique blend of period elegance and contemporary living.

Upon entering the property, you are welcomed into a bright and inviting entrance hall that sets the tone for the home. The living room features a large bay window, log burner, hardwood flooring, and space-saving radiators. The hallway leads to a beautifully redesigned kitchen/diner, which has been finished to an exceptional standard and equipped with modern integrated appliances, including a double oven with a microwave grill, an electric hob set within a central island/breakfast bar, and ample space for an American-style fridge freezer. Generous storage, elegant finishes, and a dining area complete this wonderful space, which also provides access to a rear porch/boot room leading to the garden. A rare and exciting feature of this property is the spacious converted basement, which offers a variety of uses, including luxurious cinema room/additional bedroom, plus brand-new shower room – currently being fitted, and to the rear of the basement is a games room plus bar area. With private access to the garden, the entire basement floor has the potential to be transformed into a fully self-contained flat, offering incredible flexibility for living or rental opportunities. The first floor comprises three generously proportioned double bedrooms, all accessed via a spacious and light-filled landing. The master bedroom features a large bay window and built-in wardrobes. The second bedroom benefits from stylish panelled walls and a bright, elegant design. The third bedroom is equally well-presented, with its own panelled décor. The luxurious family bathroom is finished to an impeccable standard, featuring a separate bath and shower. The rear garden is beautifully maintained with access to a garage at the rear of the property (with the added benefit of planning approval for conversion to a home office and garden store. Permission # 23/00479/LDC). There is off-street parking in front of the garage, a highly desirable feature in this prime location. Charming walled front garden, side access, and built-in log store. This outstanding home is a rare find and must be viewed to be fully appreciated.





## Malden Road

Nascot Village, Watford



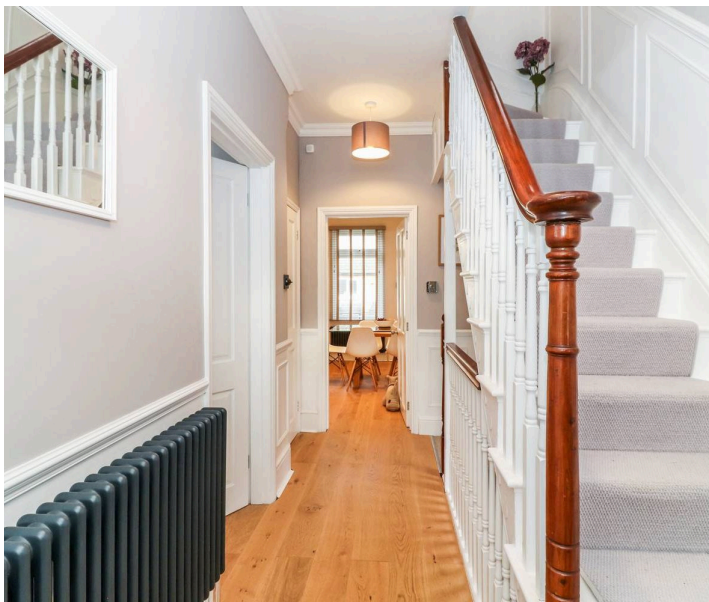
Nascot Village is a sought-after residential area within easy walking distance of local shops and amenities, Watford Junction mainline station and Watford town centre. The M1 and M25 motorways can be reached, typically, within a drive of five/ten minutes and both Watford Metropolitan Line station and Watford Junction mainline station provide fast and frequent services into London. Watford Town Centre provides extensive shopping, transport and entertainment facilities including the Intu Watford Shopping Centre, The Palace and Pumphouse theatres, Watford Colosseum and numerous restaurants.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Victorian semi-detached in Nascot Village
- Modern kitchen/diner with island
- Converted basement with flexible use
- Exceptional standard throughout
- Garage and off-street parking
- Close to schools, Town Centre and London transport links







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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.



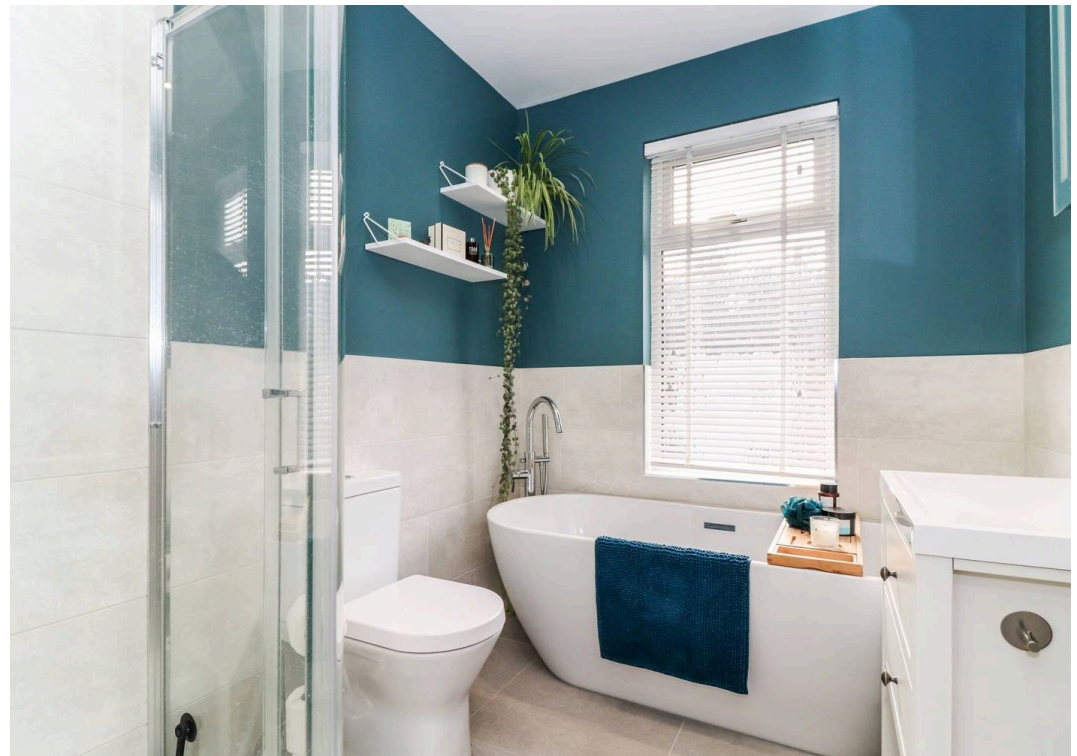


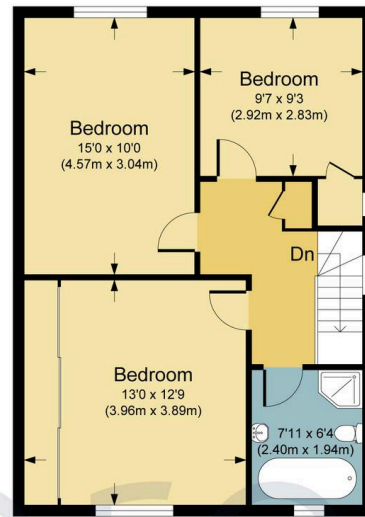




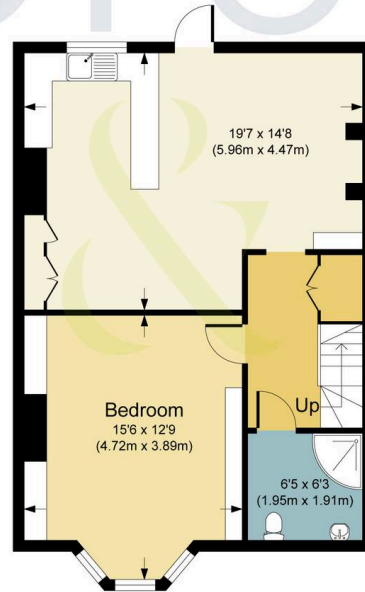
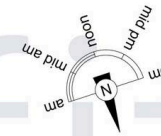
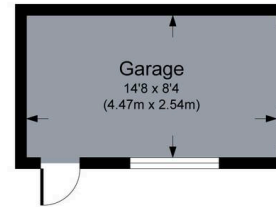




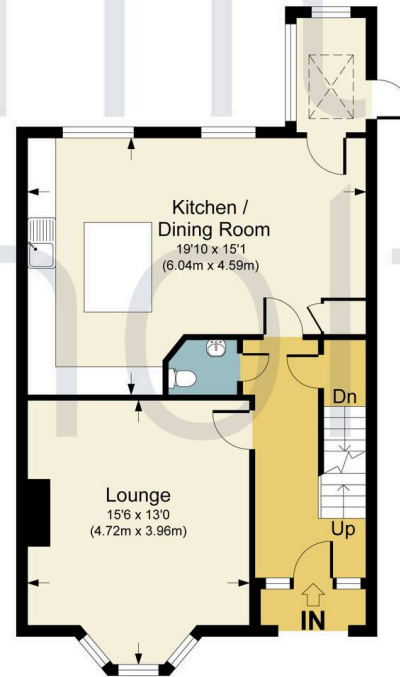




First Floor



Basement



Ground Floor

MALDEN ROAD, WD17

APPROX. GROSS INTERNAL FLOOR AREA 1872.27 SQ FT / 173.94 SQ M. INC. GARAGE

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## Proffitt & Holt – Watford

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