



Bromet Close, Watford
£415,000

proffitt
& holt





Bromet Close

Watford

A spacious and well-maintained first floor maisonette, situated in the sought-after area of Nascot Wood and offered to the market by Proffitt & Holt.

This bright and generously proportioned two-bedroom home features a stylish modern kitchen, a large lounge ideal for both relaxing and entertaining, and a contemporary bathroom complete with a separate bath and shower. Both bedrooms are excellent doubles, providing ample space and flexibility for a range of buyers. The property also benefits from a generous loft offering valuable storage, additional built-in storage throughout, and access to attractive communal gardens. A private garage is included, and the property is offered with a long lease.

Ideally located close to the green open spaces of the 'Green Flag' award-winning Cassiobury Park, as well as excellent transport links and local amenities, this home presents a fantastic opportunity to secure a well-cared-for property in one of Watford's most desirable locations.

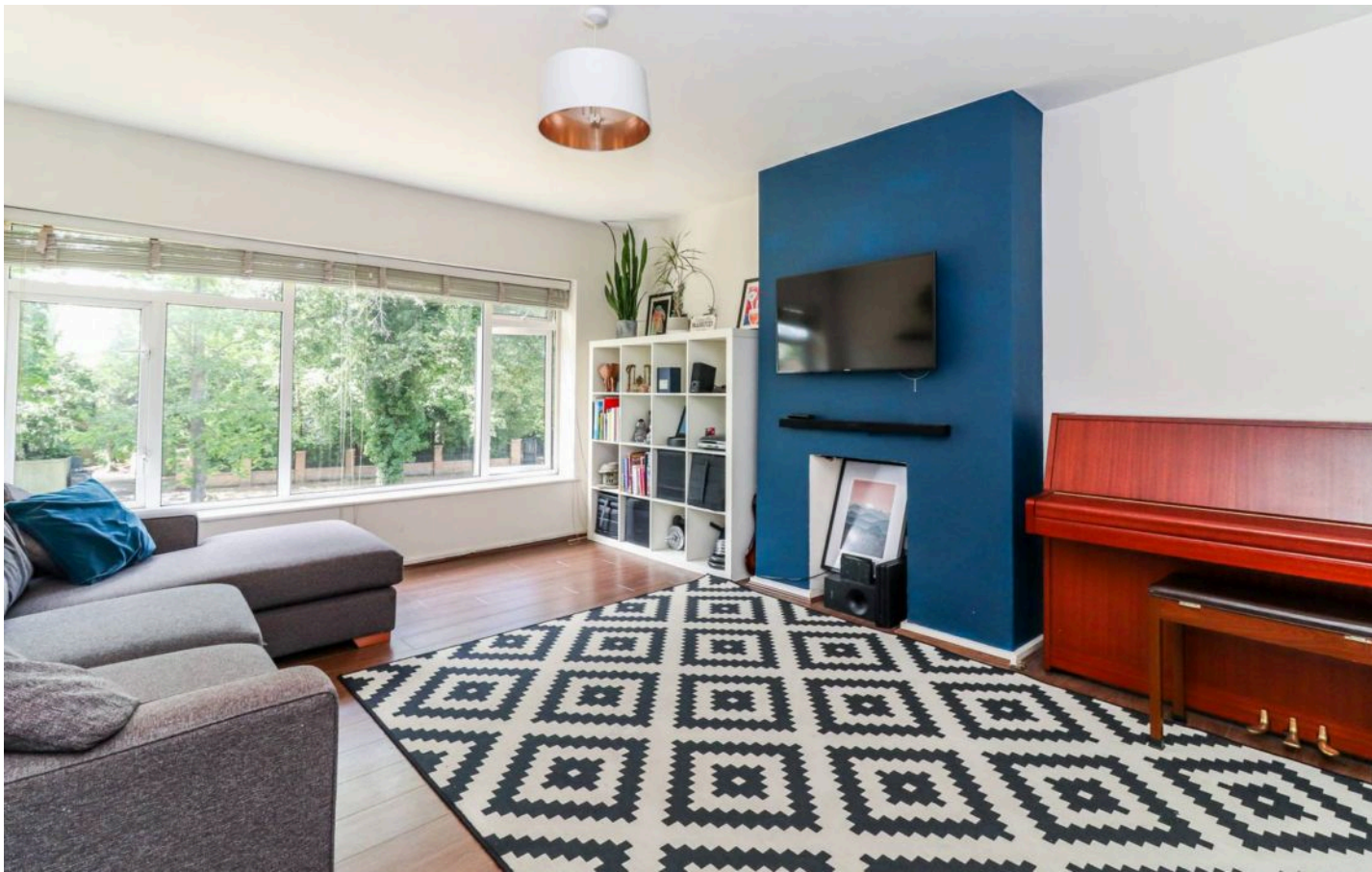
Council Tax Band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





Bromet Close

Watford

The property is situated just off the prestigious Hempstead Road and is ideally situated for easy access to Watford's busy town centre, with its multiple shopping, transport, and entertainment facilities, including Atria Shopping Centre and Watford Junction Station providing swift and frequent services into London, Euston. For the road user, access to the motorway network is also close-by, with the M25 & M1 motorways being accessible, typically, within a drive of 5-10 minutes. Also, close-by is the extensive parkland of the Green Flag award-winning Cassiobury Park, The Grove Hotel with its Championship Golf Course, and highly regarded restaurants and the recently built Watford Central Sports Leisure Centre including gym and swimming pool facilities.

- Two Double Bedrooms
- First Floor Maisonette
- Well-Presented Throughout
- Garage En Bloc
- Spacious Communal Gardens
- Access to Loft Space
- Long Lease
- Sought-After Location





For broadband and mobile speeds see:

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

General Information

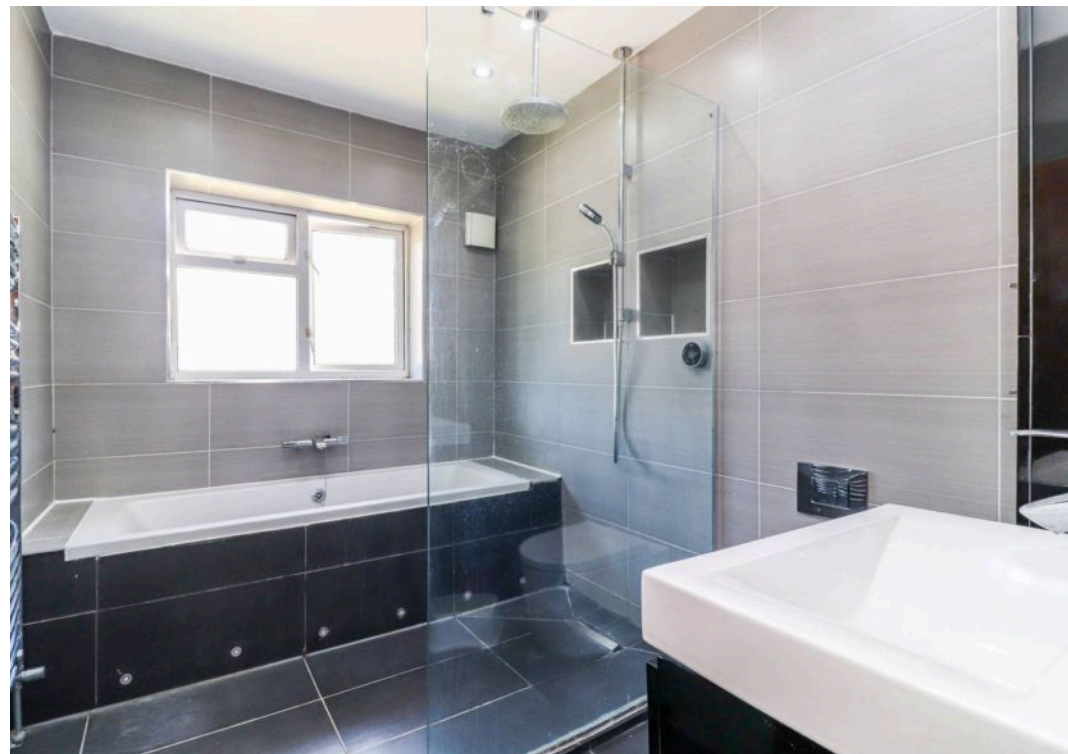
Services

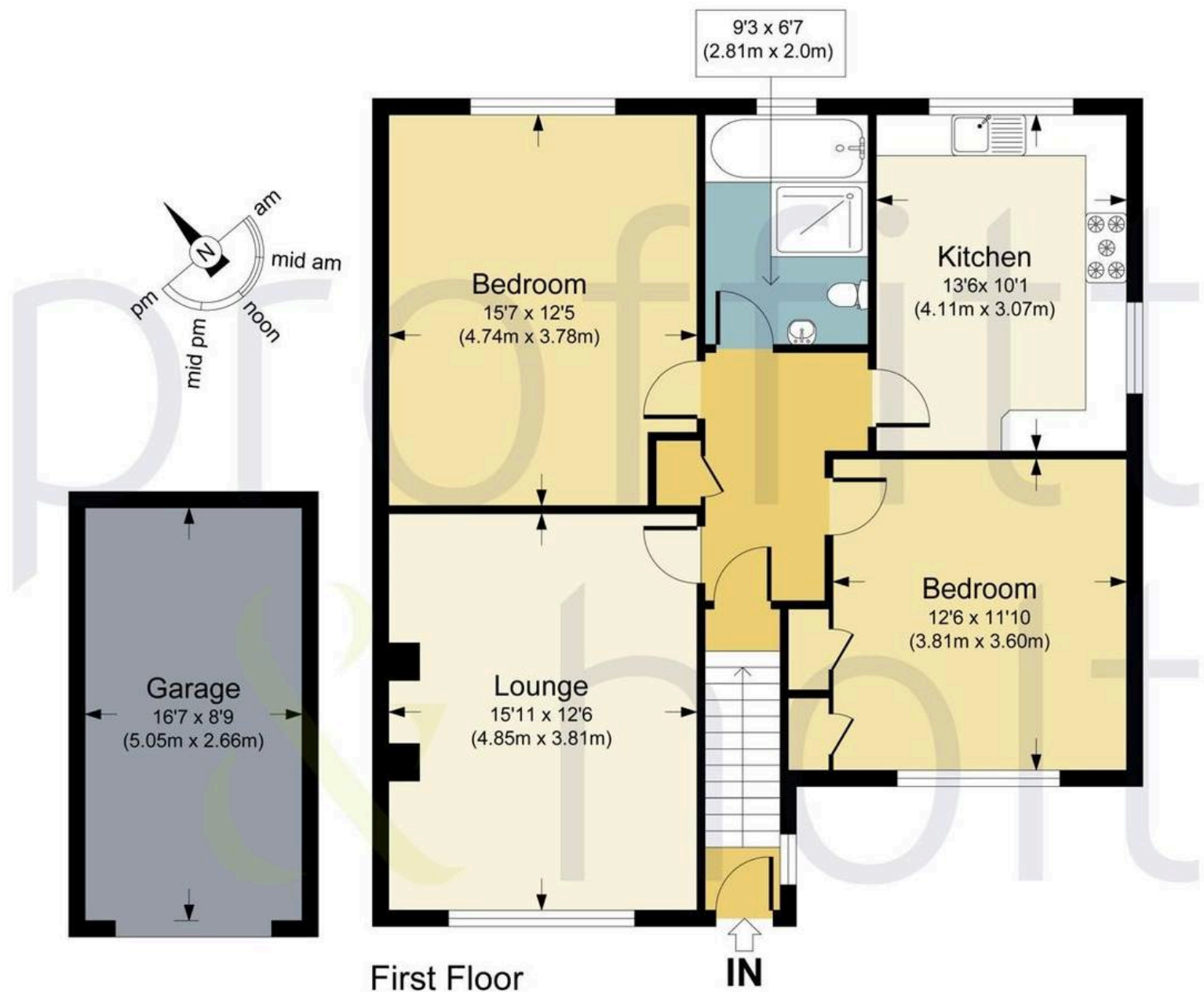
Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

Fixtures and Fittings

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







BROMET CLOSE, WD17

APPROX. GROSS INTERNAL FLOOR AREA 1014.17 SQ FT / 94.22 SQ M. INC. GARAGE

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Proffitt & Holt – Watford

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