



**Nascot Wood Road, Nascot Wood, Watford**  
In Excess of £1,250,000

proffitt  
& holt





## Nascot Wood Road

Nascot wood, Watford



An impressive three/four bedroom, two reception room, two bathroom, double fronted detached family home, offering a blend of space, convenience, and potential for further extension STPP.

Upon arrival, step through the porch into the welcoming entrance hall, providing access to the various living spaces.

The ground floor accommodation comprises a convenient guest cloakroom, an extended triple aspect living room; making this space extremely bright and airy, a separate dining room with dual aspect windows, and a spacious kitchen/family room, which overlooks the rear garden and is fully equipped with modern appliances. There is a separate utility space to the rear of the property with door to the rear garden and also storage cupboards which house the washing and drying appliances.

To the first floor are three large double bedrooms (the property was originally a four bedroom house) all located off a generous landing. The master bedroom benefits from an en-suite bathroom and store/dressing area. The remaining bedrooms are all served by the family bathroom.

Outside to the front is a handsome, mature front garden surrounded by tall trees plus there is a large driveway providing off street parking for numerous vehicles and access to the garage. The rear garden is mainly laid to lawn with a pond and mature shrubs and herbaceous borders.

Situated in close proximity to reputable schools, both the "Green Flag" award winning Cheslyn Gardens and Cassiobury Park, plus Watford Town Centre. This property combines convenience with a desirable location.

For those seeking a spacious family home with scope for personalisation, this property on Nascot Wood Road presents an enticing opportunity. Offered for sale chain free.



## Nascot Wood Road

Nascot Wood, Watford

Located in the sought-after residential area of Nascot Wood with the highly regarded Nascot Wood Infants and Nursery School plus Nascot Wood Junior School, as well as both the "Green Flag" award winning Cheslyn Gardens and Cassiobury Park, the latter with access to the River Gade, the Grand Union Canal, two cafes and paddling pool leisure area. Watford Town Centre is in walking distance, as are excellent shopping facilities including the Harlequin shopping centre, numerous restaurants and entertainment facilities. Watford Junction Station is around 15 mins walk and provides fast and frequent services to London, Euston. M1 and M25 motorways are typically within a 10-minute drive.

Council Tax Band: G – Tenure: Freehold

EPC-Energy Efficiency Rating: D

- Detached Family Home
- Popular Location Close to Schools and Amenities
- Two Bathrooms
- Three/Four Bedrooms
- Spacious Reception Rooms
- Scope to Extend Further STPP
- Large Driveway
- Garage
- Requires Some Modernisation
- Chain Free





**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.

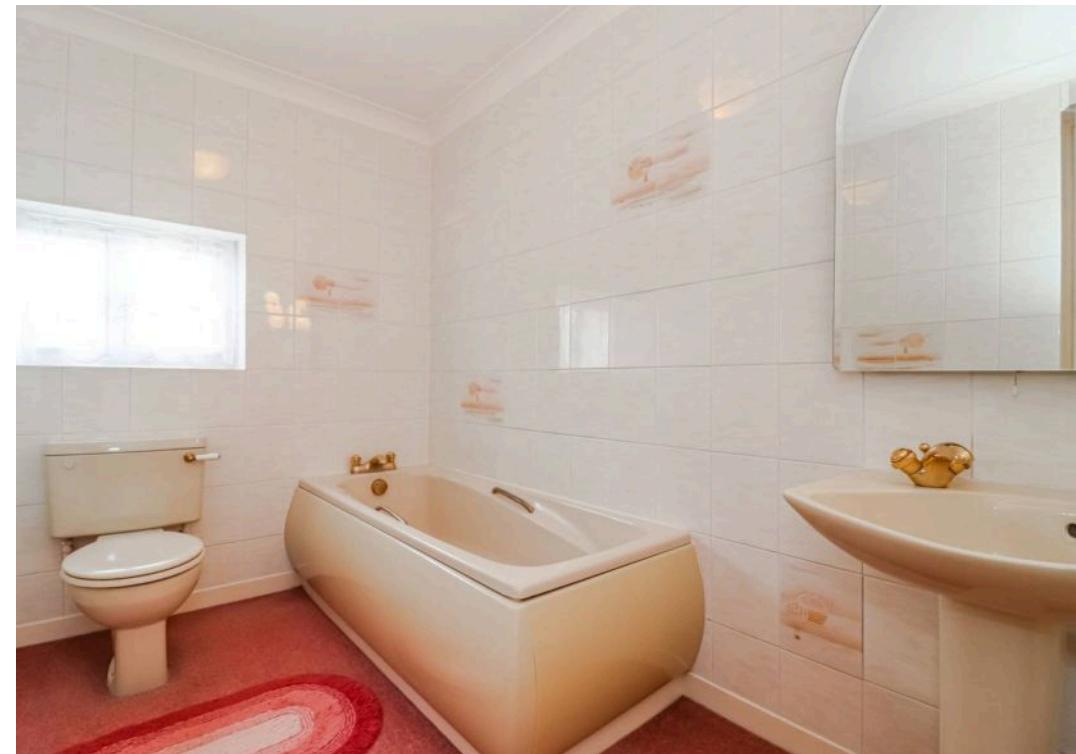
### Fixtures and Fittings

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











Ground Floor



First Floor

NASCOT WOOD ROAD, WD17  
 APPROX. GROSS INTERNAL FLOOR AREA 2517.89 SQ FT / 233.92 SQ M. INC. GARAGE  
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## Proffitt & Holt – Watford

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