





AN EXCEPTIONAL FOUR BEDROOM SEMI DETACHED TOWN HOUSE WITH THREE BATHROOMS – CHAIN FREE

This immaculate family home offers bright and spacious accommodation throughout and is only a stone's throw away from the Nascot Wood Infants & Nursery and Junior Schools (Ofsted rated Outstanding) as well as being within walking distance of Watford town centre, Watford Junction (16 minutes to Euston) and the beautiful Cassiobury Park. The ground floor is made up of an entrance hallway, guest cloakroom and a wonderful kitchen/family room with integrated appliances. On the first floor there is an extremely large reception room, two double bedrooms and family bathroom. On the second floor there is a 19'9ft x 12'11ft master bedroom with en-suite bathroom and there is an additional double bedroom with en-suite shower room. Externally, there is a easy to maintain and child friendly rear garden, off road parking for one/two cars and ample visitor's parking spaces. The integral garage has been partially converted to provide a home office/games room with adjacent store area.



KEY FEATURES

- Children's park and play area close by
- Versatile family home with ample storage
- Service charge: £332 per annum
- Four bedrooms
- South west facing garden
- Walking distance to Watford Junction and town centre



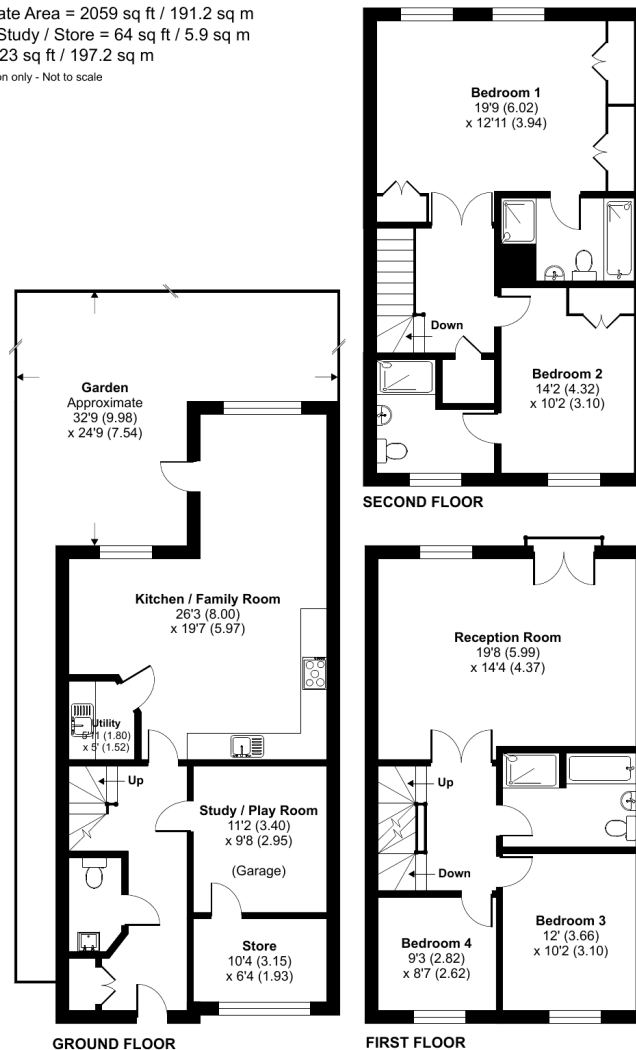
Woolman Road, Watford, WD17

Approximate Area = 2059 sq ft / 191.2 sq m

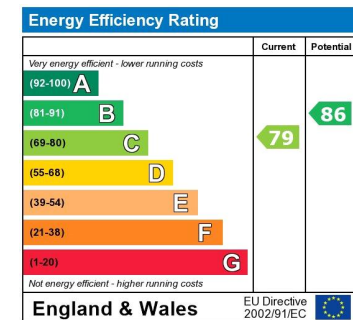
Garage / Study / Store = 64 sq ft / 5.9 sq m

Total = 2123 sq ft / 197.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Salters Residential. REF: 1075867



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Salters Residential
32 Langley Road
Nascot Wood, Watford
Herts, WD17 4PN

01923 901 777
info@saltersresidential.co.uk
www.saltersresidential.co.uk

DISCLAIMER - Every attempt has been made to ensure accuracy. However, all measurements are approximate and for illustrative purpose only.

In accordance with The Consumer Protection from Unfair Trading Regulations 2008, these particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract.

We have not carried out a structural survey and the services and appliances have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of e.g. carpets or furniture. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

01923 901 777
info@saltersresidential.co.uk
www.saltersresidential.co.uk

