





AN IMPRESSIVE FOUR BEDROOM TOWN HOUSE WITH THREE BATHROOMS – SOUGHT AFTER LOCATION

This spacious and well presented family home offers versatile accommodation over three floors and benefits from being located within just a few minutes walk of the Nascot Wood Infant & Nursery and Junior Schools (recent Ofsted rated Outstanding).

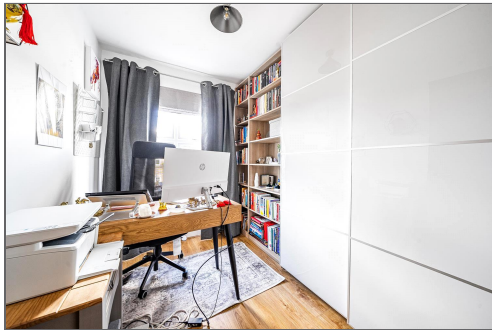
The ground floor is made up of an entrance hallway, guest cloakroom and a 23ft 8' x 17ft x 10' kitchen/family room with integrated appliances. On the first floor, there is a large front aspect reception room, double bedroom and bathroom off landing. The second floor comprises of a master bedroom with an en-suite shower room, an additional double bedroom with en-suite shower room, single bedroom and bathroom off landing.

Externally, there is a child friendly and easy to maintain garden with gated rear access and off-street parking.



KEY FEATURES

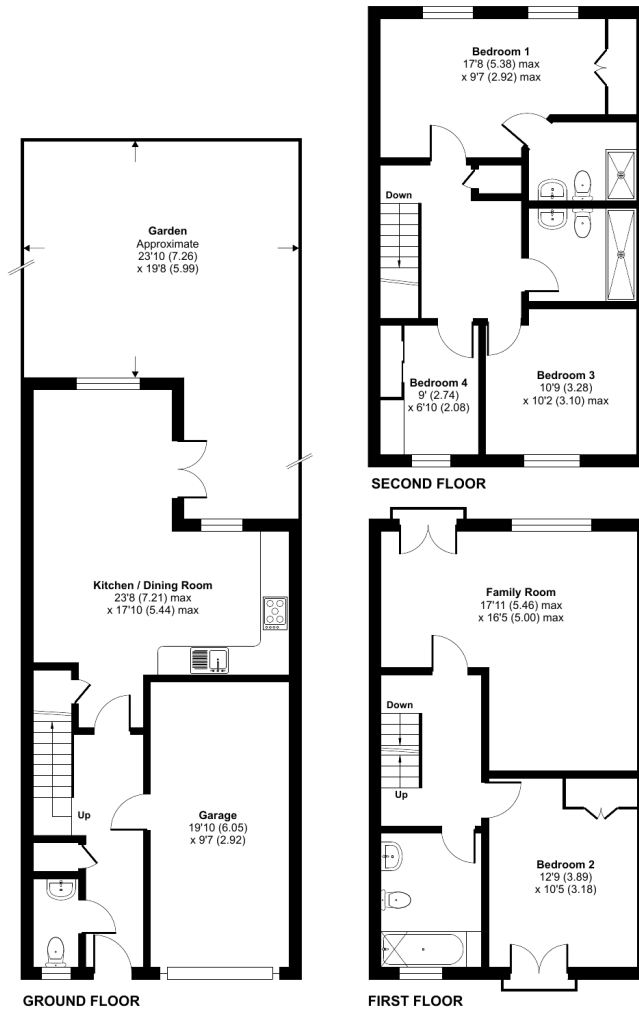
- Walking distance to Watford Junction and town centre
- Service charge £332 per annum
- Children's park and play area close-by
- Double glazing
- Modern fitted wardrobes
- Perfect for Nascot Wood Nursery & Infant and Junior schools



Woolman Road, Watford, WD17

Approximate Area = 1703 sq ft / 158.2 sq m (includes garage)

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: 1115432

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			87
(81-91) B			
(69-80) C		78	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

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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.

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