





A CHARMING TWO BEDROOM COTTAGE SITUATED IN THE HEART OF NASCOT WOOD – CHAIN FREE SALE

This quaint two bedroom cottage is tucked away in a pleasant cul-de-sac within this much sought after residential area and is to be sold 'chain free'. Watford Junction, the town centre and a choice of highly rated schools can all be found nearby along with numerous cafes, bars and independent shops.

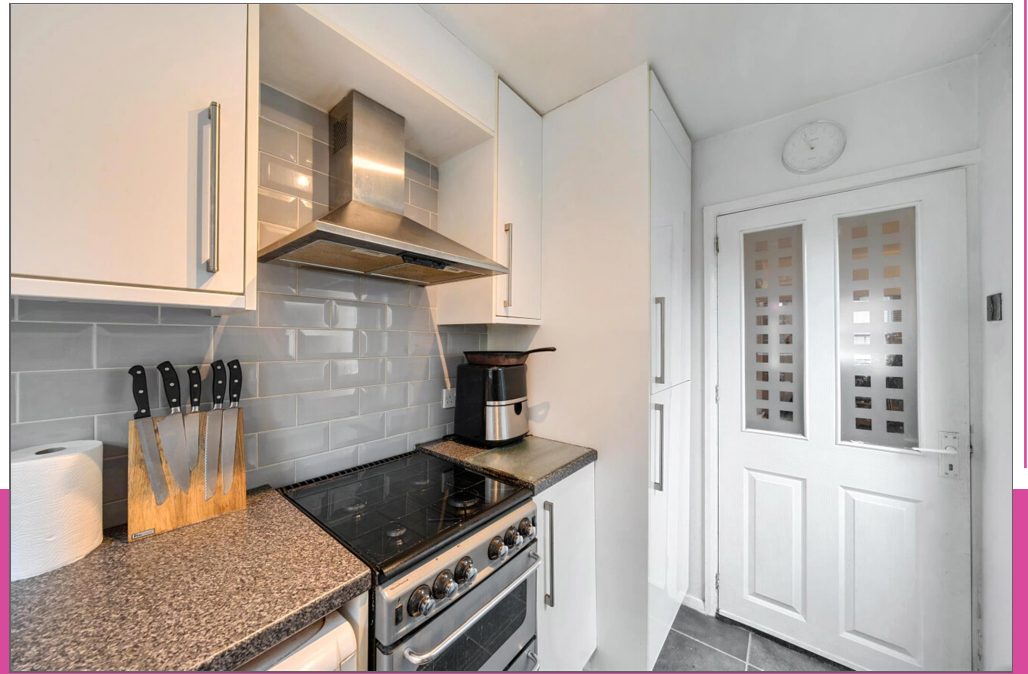
The ground floor is made up of a lounge/dining room with wood flooring that leads through to the fitted kitchen. On the first floor the master bedroom has fitted wardrobes and there is also good size second bedroom and a modern fitted bathroom.

Externally, there is a courtyard garden and Nascot Place is situated within a Controlled Parking Zone enabling local residents to obtain annual low cost residents and visitors parking permits.



KEY FEATURES

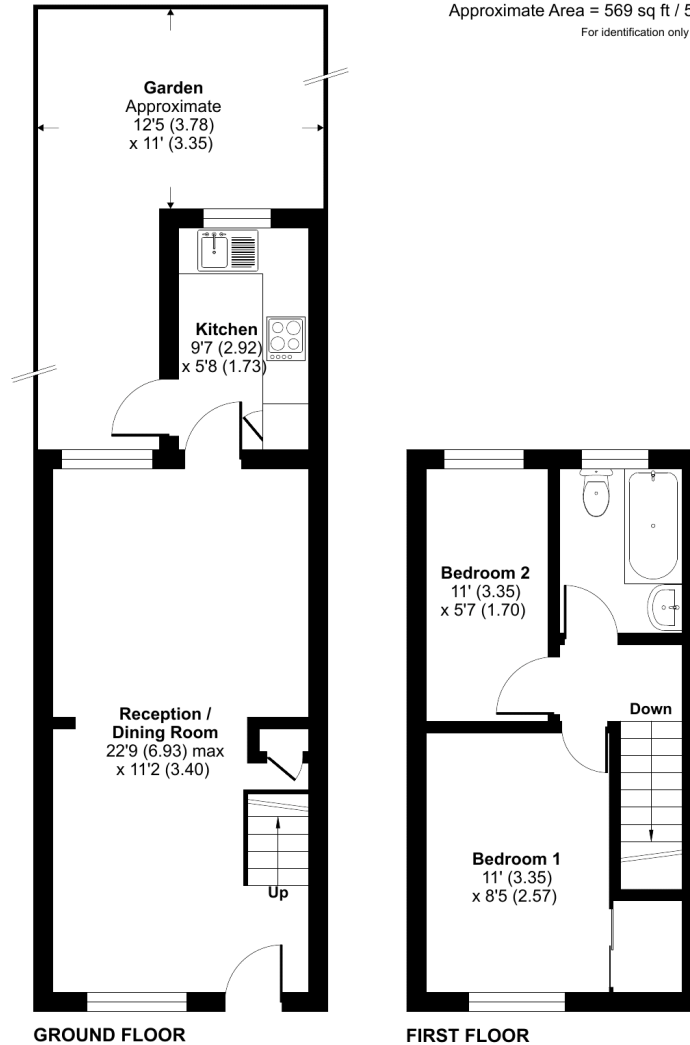
- Five minutes walk to Watford Junction and multiple bus routes
- Front aspect sash windows
- Short walk to Watford town centre
- Children's playground and nursery within a one minute walk
- Double glazing throughout
- South-west facing garden



Nascot Place, Watford, WD17

Approximate Area = 569 sq ft / 52.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecomm 2024. Produced for Salters Residential. REF: 1209105

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			89
(69-80) C			
(55-68) D		65	
(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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