





A STUNNING FOUR DOUBLE BEDROOM DETACHED HOUSE WITH TWO BATHROOMS – CHAIN FREE SALE

This superb family home underwent extensive refurbishment in 2018 and provides bright and spacious accommodation on both levels. Situated in the heart of Nascot Wood and with Watford Junction, the town centre and a selection of highly rated schools close by, this property is perfect for families and commuters. The ground floor is made up of an entrance hallway, guest w.c., impressive open plan kitchen/family room with integrated appliances and bi-fold doors, good size utility room and a 16ft 10' x 11ft 7' front aspect reception room. On the first floor there is access to a huge loft that would be perfect for converting. The large master bedroom features a concealed en-suite shower room and there are three further double bedrooms and a modern family bathroom. Externally, the large wall enclosed frontage provides off road parking for 4/5 cars and there is an easy to maintain rear garden.



KEY FEATURES

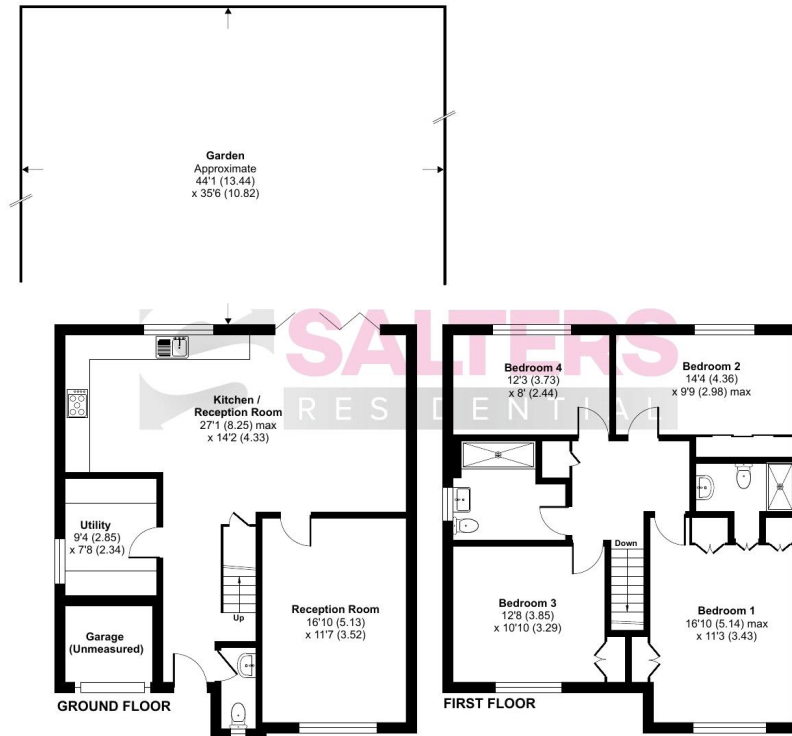
- Immaculate low maintenance home
- Leafy and pleasant residential location
- Perfect for families and commuters
- Four double bedrooms & two bathrooms
- 27ft 1' x 14ft 2' kitchen/family room
- Chain free sale
- Guest w.c.



Park Road, Watford, WD17

Approximate Area = 1551 sq ft / 144 sq m (excludes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Salters Residential. REF: 1321664

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	
(81-91)	B	
(69-80)	C	76
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	81
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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