





AN IMMACULATE TWO DOUBLE BEDROOM COTTAGE WITH GUEST W.C. AND LARGE GARDEN

This delightful Victorian cottage is situated on one of Nascot Wood's most popular roads. Watford Junction, the town centre and a choice of highly rated schools can be found nearby along with numerous cafes, bars and independent shops.

The ground floor is made up of a guest w.c., front aspect lounge and a separate dining room with log burner that is semi open plan to a modern fitted kitchen with granite worktops. On the first floor the large master bedroom has fitted wardrobes, there is a second double bedroom and all complimented by a bright and spacious family bathroom.

Externally, there is a 72ft rear garden with side access and Church Road is situated within a Controlled Parking Zone enabling residents to obtain annual low-cost resident's and visitor's parking permits.



KEY FEATURES

- Children's playground and nursery within a two minute walk
- Engineered wood flooring
- High ceilings
- Double glazing
- Highly sought after location
- Five minutes walk to Watford Junction
- 72ft garden with side access
- Conservation area



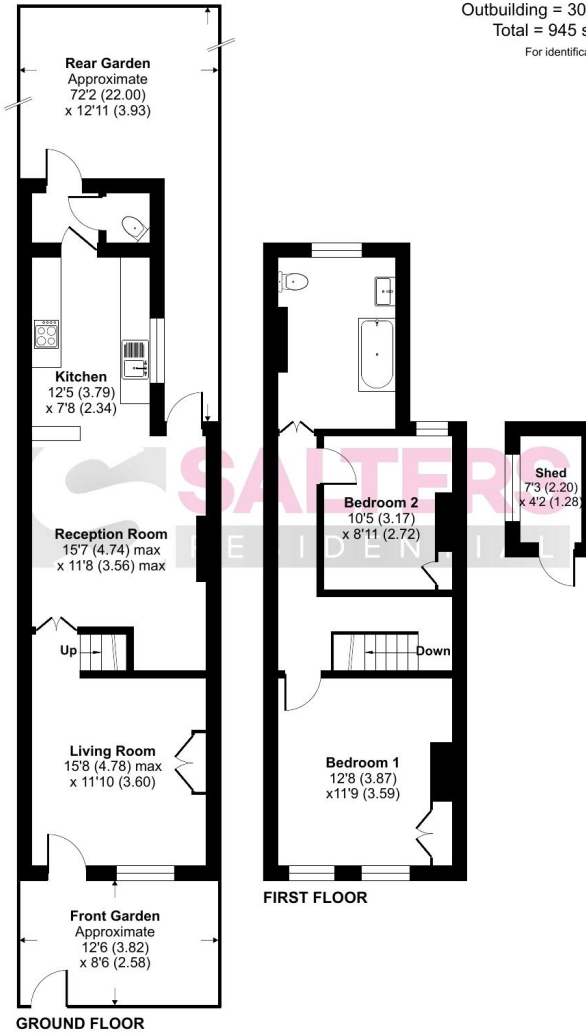
Church Road, Watford, WD17

Approximate Area = 915 sq ft / 85 sq m

Outbuilding = 30 sq ft / 2.7 sq m

Total = 945 sq ft / 87.7 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). © n1checomm 2025. Produced for Salters Residential. REF: 1386426

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	64	
(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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