





## AN EXCEPTIONAL FAMILY HOME WITH FIVE BEDROOMS AND FOUR BATHROOMS – CHAIN FREE SALE

An opportunity to acquire a surprisingly spacious 2486 sq ft detached family home that has been thoughtfully extended and re-furnished in recent years. The property offers well-presented and versatile accommodation and is situated within the highly sought after Nascot Wood area of Watford with a selection of highly rated schools and excellent road and rail links close by. Perfect for families and commuters! The ground floor is made up of an impressive hallway with, guest w.c./shower room, front aspect reception/fifth bedroom with en-suite wet room, a 23ft 7' kitchen, a 23ft 7 x 18ft 1' second reception room and a superb 24ft 5' x 13ft 11' rear aspect reception room. On the first floor, the generous master bedroom features an en-suite shower room. In addition, there are three further good size bedrooms and a family bathroom. Externally, there is a 111ft sunny aspect garden and off-road parking for four cars.



### KEY FEATURES

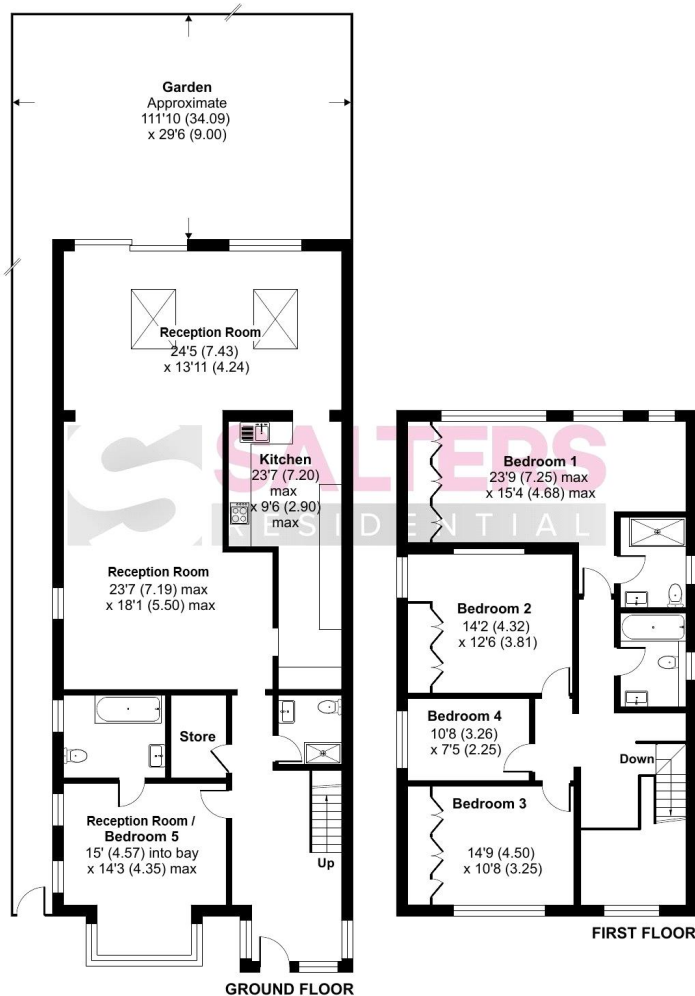
- Four/five bedrooms
- Four bathrooms
- Two/three reception rooms
- Recently re-furnished and extended
- Chain free sale
- 2486 sq ft
- Beautiful 111ft rear garden
- Off-road parking for four cars



## Ridge Lane, Watford, WD17

Approximate Area = 2486 sq ft / 230.9 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). © ncthecom 2026. Produced for Salters Residential. REF: 1414923

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	74	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.

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.

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