

## A CUL-DE-SAC LOCATED FOUR DOUBLE BEDROOM DETACHED HOUSE WITH A DOUBLE WIDTH GARAGE

This spacious family home is perfect for a growing family and is situated within a pleasant cul-de-sac off Nascot Wood Road. As well as being within walking distance to both Watford Town Centre and Watford Junction (twenty minutes), a choice of highly rated schools, the M1/M25 and Cassiobury Park are also within easy reach.

The ground floor is made up of an entrance hallway, guest w.c., 23ft 3 x 13ft 10' lounge with parquet flooring, separate dining room and a good size kitchen. First floor accommodation consists of a master bedroom with a modern fitted en-suite shower room, three further double bedrooms and the family bathroom.

As well as a double width garage, there is ample off-road parking and all complimented by a lovely child friendly and private rear garden.



### KEY FEATURES

- Chain free sale
- Four bedrooms and two bathrooms
- Sunny aspect south-east facing garden
- Highly sought after Nascot Wood location
- Double width garage (potential to convert)
- Excellent choice of schools and major road links close by



## Bay Tree Walk, Watford, WD17

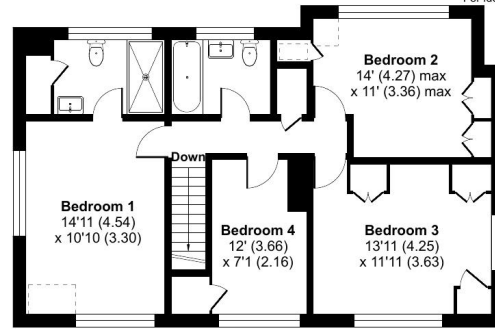
Approximate Area = 1496 sq ft / 138.9 sq m

Garage = 276 sq ft / 25.6 sq m

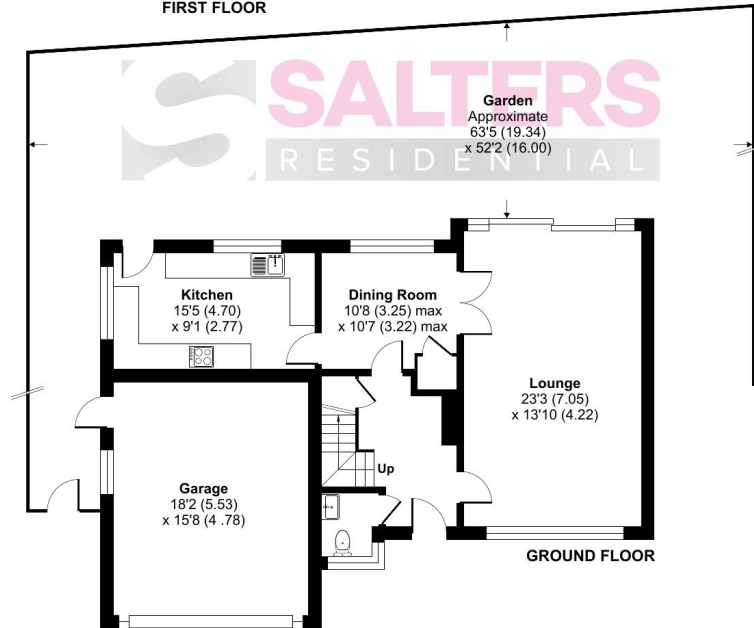
Total = 1772 sq ft / 164.5 sq m

For identification only - Not to scale

Denotes restricted head height



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Salters Residential. REF: 1481999

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		68
(39-54)	E	46	
(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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