





## A CHARMING THREE BEDROOM END TERRACE VICTORIAN HOUSE IN THE HEART OF NASCOT WOOD

This attractive three bedroom end terrace home is arranged over three floors and offers well-presented and spacious accommodation throughout – perfect for families and commuters. The property is situated within walking distance of Watford Junction, the town centre, a choice of highly rated schools and numerous cafes, bars and independent shops that are situated along St Albans Road.

The ground floor is made up of a 29ft lounge/dining room with wood flooring, modern fitted kitchen with integrated appliances, utility room and guest w.c. On the first floor there are two good size bedrooms and a large four-piece bathroom suite. On the second floor is a further double bedroom.

Externally, there is a lovely 41ft rear garden 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

- Five minutes walk to Watford Junction and multiple bus routes
- On road permit parking for residents
- Sound insulated rear windows
- Useful basement storage
- Children's playground and nursery within a one minute walk
- Kitchen and utility room installed 2023
- Large and bright four piece bathroom suite
- High ceilings



## Church Road, Watford, WD17

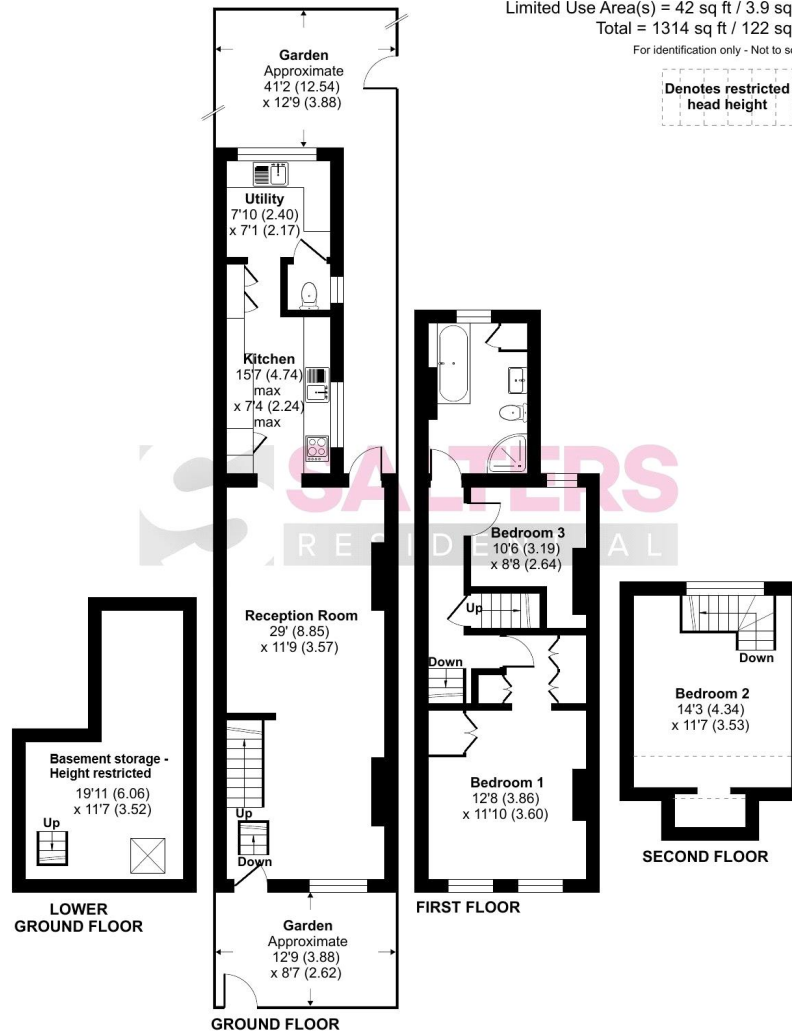
Approximate Area = 1272 sq ft / 118.1 sq m

Limited Use Area(s) = 42 sq ft / 3.9 sq m

Total = 1314 sq ft / 122 sq m

For identification only - Not to scale

Denotes restricted  
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Salters Residential. REF: 1488657

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.

01923 901 777  
info@saltersresidential.co.uk  
www.saltersresidential.co.uk

