





AN EXCEPTIONAL THREE BEDROOM FAMILY HOME WITH TWO BATHROOMS AND LARGE SUNNY ASPECT GARDEN

We are delighted to offer for sale this deceptively spacious three double bedroom family home that is situated on a pleasant and popular residential street in the highly sought after Nascot Wood area of Watford. Wimborne Grove is perfectly located to provide very easy access to major road links M1, M25 and A41, a choice of highly regarded schools for all ages, local shops and parkland.

The ground floor is made up of an impressive entrance hallway, rear aspect lounge/dining room, modern fitted 23ft 10' kitchen with integrated appliances, two bedrooms and the family bathroom. On the first floor there is an extremely spacious master bedroom with an en-suite shower room, dressing area with fitted wardrobes and a useful study room.

Externally, there is ample off-road parking and a lovely 83ft garden with a 17ft 5' x 11ft 5' outbuilding.



KEY FEATURES

- Three double bedrooms & two bathrooms
- Off-road parking for four/five cars
- Large modern fitted kitchen with integrated appliances & underfloor heating
- Extremely popular residential location
- Rear aspect lounge/dining room
- Master bedroom with en-suite, dressing room and adjacent study



Denotes restricted
head height

Wimborne Grove, Watford, WD17

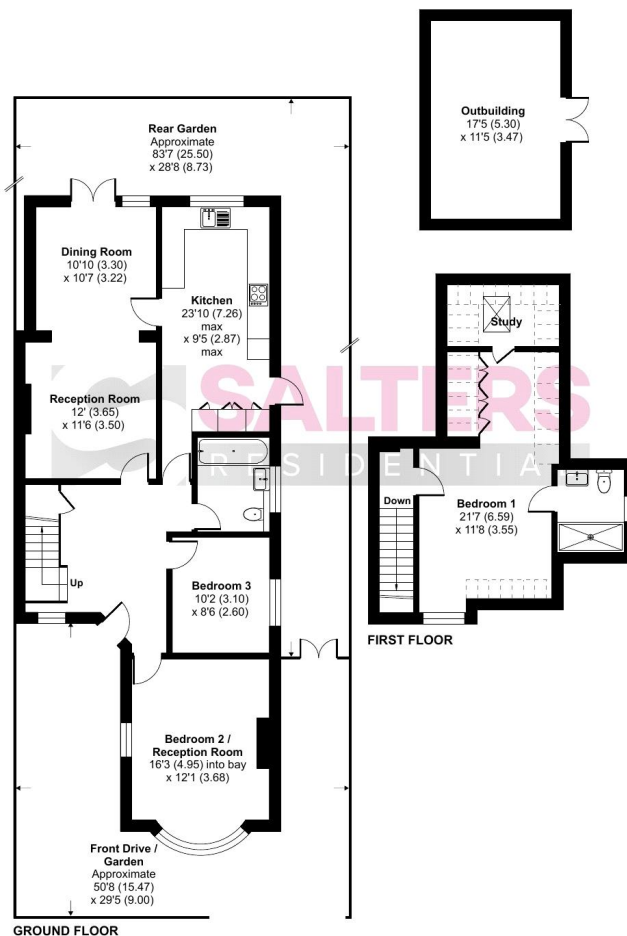
Approximate Area = 1287 sq ft / 119.5 sq m

Limited Use Area(s) = 95 sq ft / 8.8 sq m

Outbuilding = 198 sq ft / 18.3 sq m

Total = 1580 sq ft / 146.6 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). © nichecom 2026. Produced for Salters Residential. REF: 1495415

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(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.

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

