





AN EXCEPTIONAL FOUR DOUBLE BEDROOM FAMILY HOME WITH THREE BATHROOMS AND HOME OFFICE

This immaculately presented mid terraced town house is one of only seven in this attractive development within the heart of Nascot Wood. The property offers spacious and versatile accommodation over three levels and is conveniently located to access an excellent choice of highly regarded local schools, the town centre, Watford Junction and the beautiful Cassiobury Park. The ground floor is made up of an entrance hallway, guest w.c., lounge and a fabulous 29ft 1" x 13ft 9" open plan kitchen/family room with bi-fold doors that open out to the rear garden. On the first floor there are two double bedrooms both of which feature en-suites. On the second floor there are two further double bedrooms and the family bathroom. Externally, there is an 84ft sunny aspect rear garden that features an impressive 15ft 10" x 9ft 2" home office/outbuilding. To the front of the property there are two allocated parking spaces as well as additional visitor's spaces.



KEY FEATURES

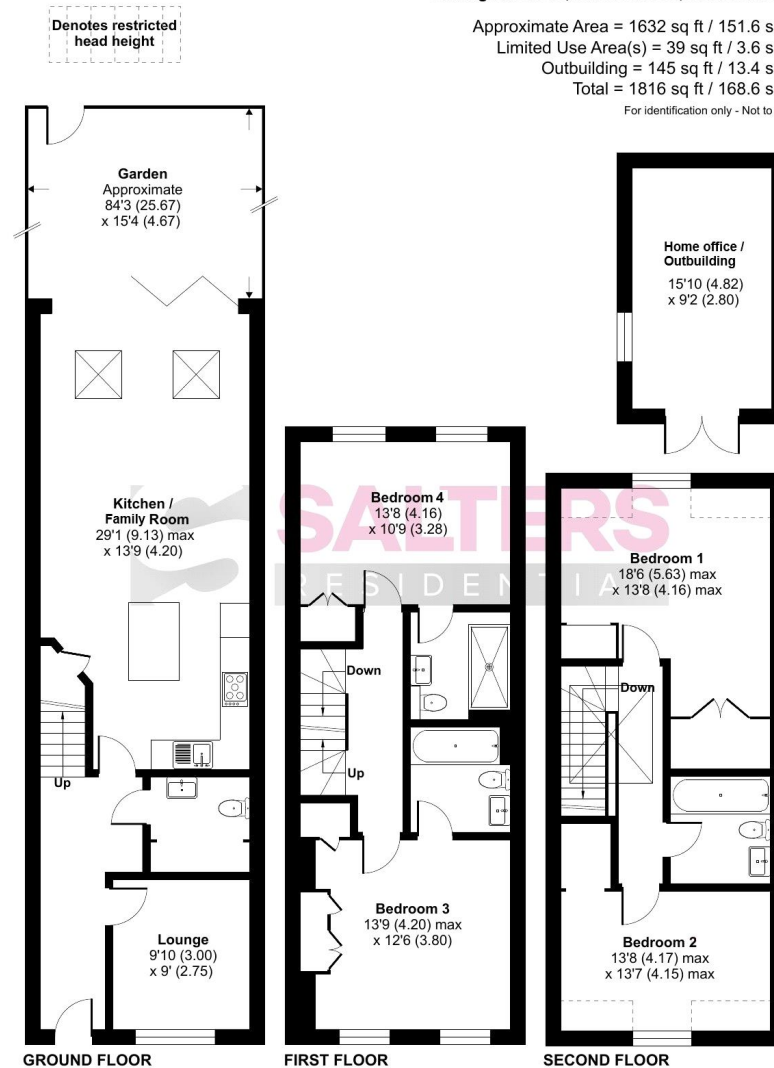
- Child friendly south-west facing garden
- Off road parking for two cars
- Short walk to Watford Junction, the town centre and a selection of local schools
- Four double bedrooms & three bathrooms
- Kitchen/family room with central island and integrated appliances
- Home office/outbuilding
- Electric vehicle charging point



Shillington Grove, Nascot Wood, Watford WD17

Approximate Area = 1632 sq ft / 151.6 sq m
 Limited Use Area(s) = 39 sq ft / 3.6 sq m
 Outbuilding = 145 sq ft / 13.4 sq m
 Total = 1816 sq ft / 168.6 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: 1495650

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	80	83
(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.

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DISCLAIMER - Every attempt has been made to ensure accuracy. However, all measurements are approximate and for illustrative purpose only.

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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.