





AN ATTRACTIVE THREE BEDROOM VICTORIAN HOUSE WITH STUDY, USABLE BASEMENT & OFF-ROAD PARKING

This fabulous Victorian home offers bright, spacious and versatile accommodation over three levels and is situated in the heart of Nascot Wood. Watford Junction (17 minutes to Euston), local shops and cafes, the town centre and a variety of highly regarded schools are all within a short walk. The ground floor is made up of an entrance hallway, guest w.c., an impressive 27ft 11' reception room, study/guest bedroom and a lovely kitchen/family room from which there are steps leading down to a usable and extremely useful basement with good head height and natural light. On the first floor the master bedroom features fitted wardrobes and an en-suite shower room. There are also two further good size bedrooms and a superb family bathroom. There is gated side access to a 53ft easy to maintain garden with a large summer house/store shed. There is also off-road parking, and Denmark Street is situated within a Controlled Parking Zone enabling local residents to obtain annual low cost resident's and visitor's parking permits.



KEY FEATURES

- Bright, spacious and versatile accommodation over three levels
- Study/guest bedroom
- En-suite shower room
- Deceptively spacious
- Attractive double fronted family home
- High ceilings throughout
- Large kitchen/family room
- Useful basement



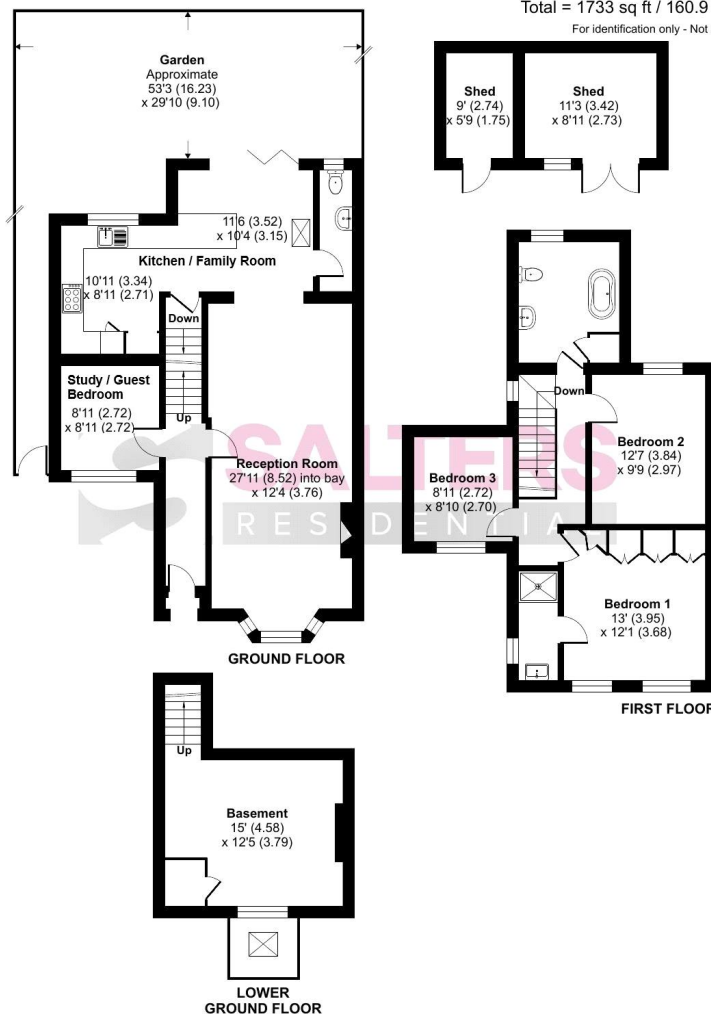
Denmark Street, Watford, WD17

Approximate Area = 1581 sq ft / 146.8 sq m

Outbuildings = 152 sq ft / 14.1 sq m

Total = 1733 sq ft / 160.9 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). © nichecom 2026. Produced for Salters Residential. REF: 1529770

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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.

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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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