Ridge Lane, Watford

Guide Price **£1,150,000**

proffitt & holt

Ridge Lane

Watford

An exceptional five-bedroom detached family residence, ideally positioned within the highly sought-after Nascot Wood area and offered to the market with no upper chain.

This impressive home is approached via a substantial driveway providing off-street parking for multiple vehicles and immediately makes an impact with its striking double-height entrance hall, creating a wonderful sense of space and grandeur from the moment you step inside.

The property offers versatile and generously proportioned accommodation throughout, centred around expansive open-plan living spaces that are perfectly suited to modern family life and entertaining. Large windows and thoughtfully designed living areas allow an abundance of natural light to flow through the home, while providing seamless access to the beautifully maintained west-facing rear garden extending in excess of 100ft – an ideal setting for outdoor dining, family gatherings and children's play.

The accommodation comprises five well-appointed bedrooms, including a luxurious principal suite featuring fitted wardrobes and a contemporary en-suite shower room. A further standout feature is the ground floor bedroom with its own en-suite facilities, offering excellent flexibility for multi-generational living, visiting guests, or those seeking annexe potential.

Situated within walking distance of the highly regarded Nascot Wood Primary School, as well as local amenities, transport links and the vibrant town centre, this outstanding property combines an enviable location with exceptional family accommodation.

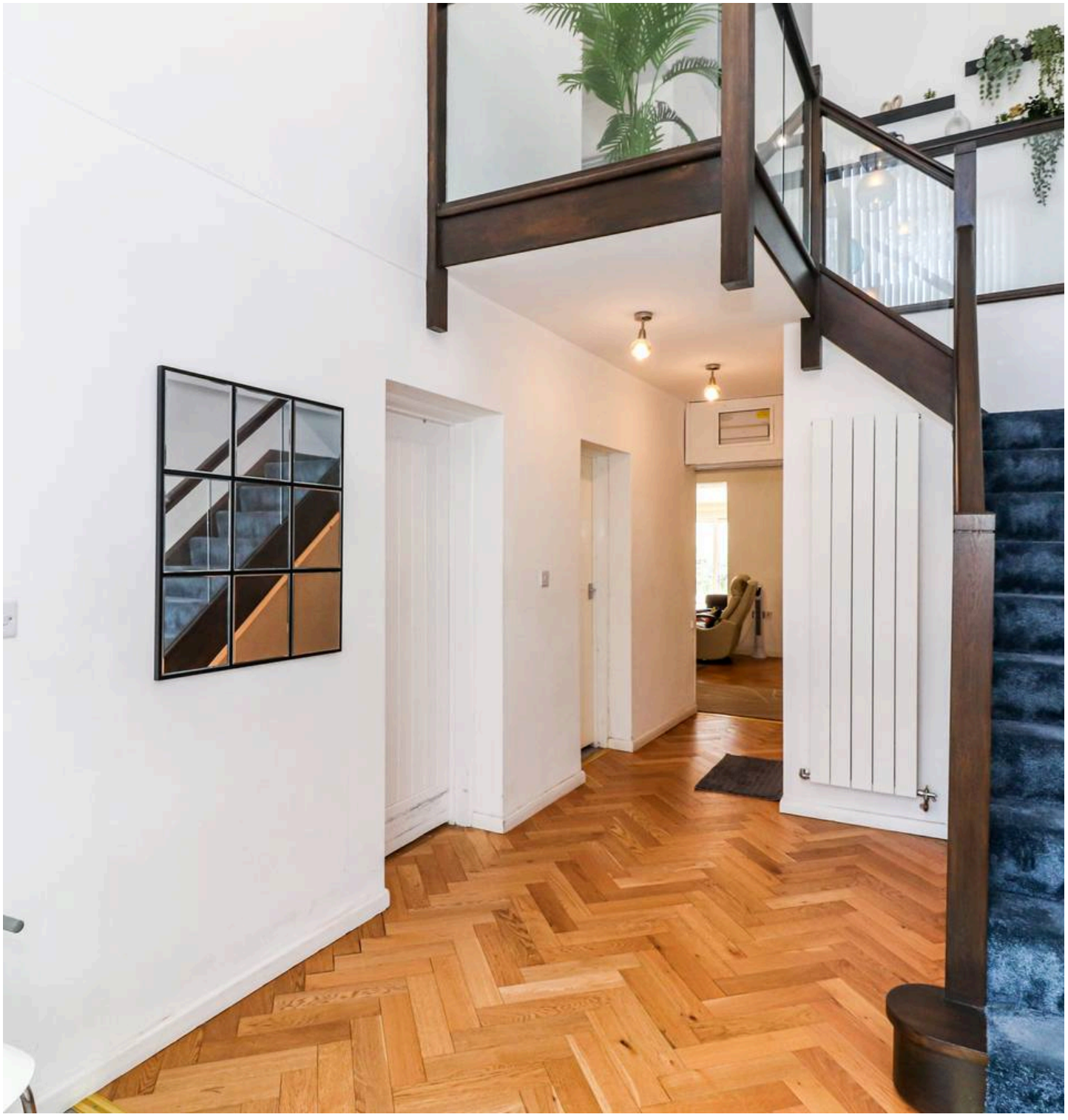
Early viewing is highly recommended to fully appreciate the space, versatility and lifestyle opportunity this superb home has to offer.

Ridge Lane

Watford

The property is Ideally situated for easy access to Watford's busy Town Centre which provides extensive shopping, transport, and entertainment facilities, including the Harlequin Watford Shopping & Leisure Centre, The Palace and Pumphouse theatres, Watford Colosseum, and numerous restaurants. Watford Metropolitan Line station and Watford Junction mainline station provide fast and frequent services into London. For the road user, access to the motorway network is also close-by, with the M25 & M1 motorways being accessible, typically, within a drive of 5-10 minutes. Also, close-by is the extensive parkland of the Green Flag award-winning Cassiobury Park, The Grove Hotel with its Championship Golf Course, and highly regarded restaurants and the recently built Watford Central Sports Leisure Centre including gym and swimming pool facilities.

- Master Bedroom with En-Suite and Fitted Wardrobes
- Popular Nascot Wood Location
- Walking Distance To Nascot Wood Primary School
- No Upper Chain
- Large Driveway For Multiple Vehicles
- Large Open Plan Living Spaces
- Downstairs Bedroom with En-Suite
- Impressive Double Height Entrance Hall
- West Facing Garden In Excess of 100FT



General Information

EPC - Energy Efficiency Rating: C

EPC – Environmental Impact Rating: C

Council Tax Band: F

Tenure: Freehold

Services

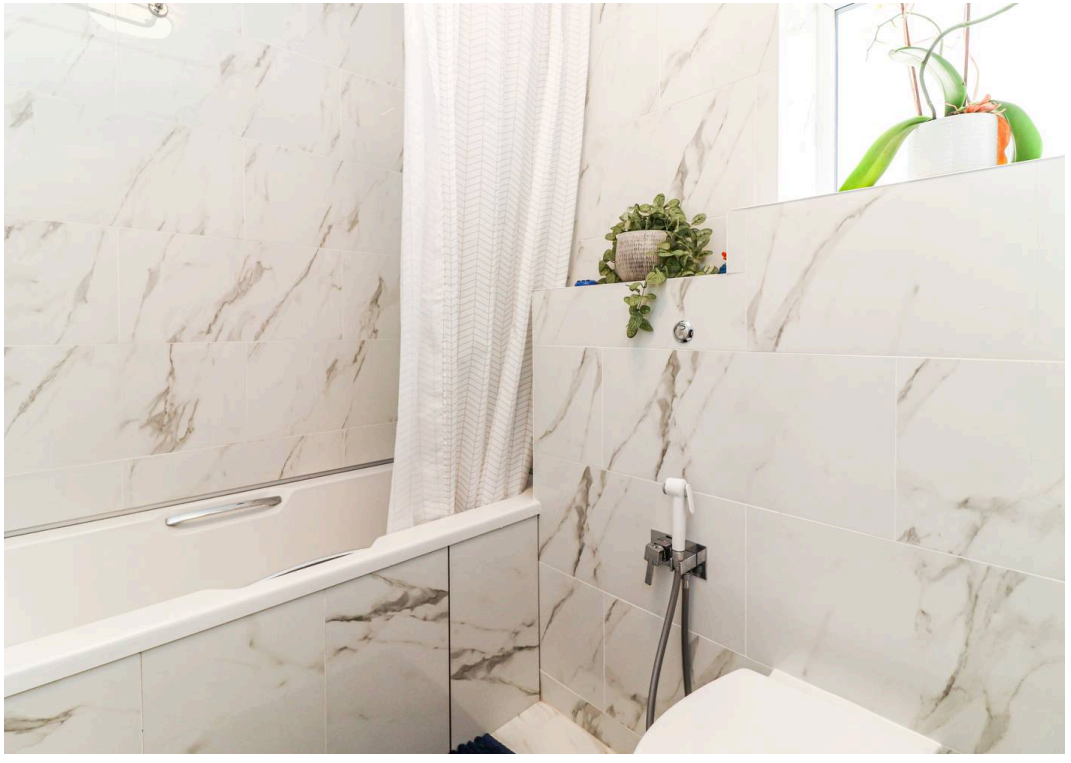
Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

For broadband and mobile speeds see:

https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/

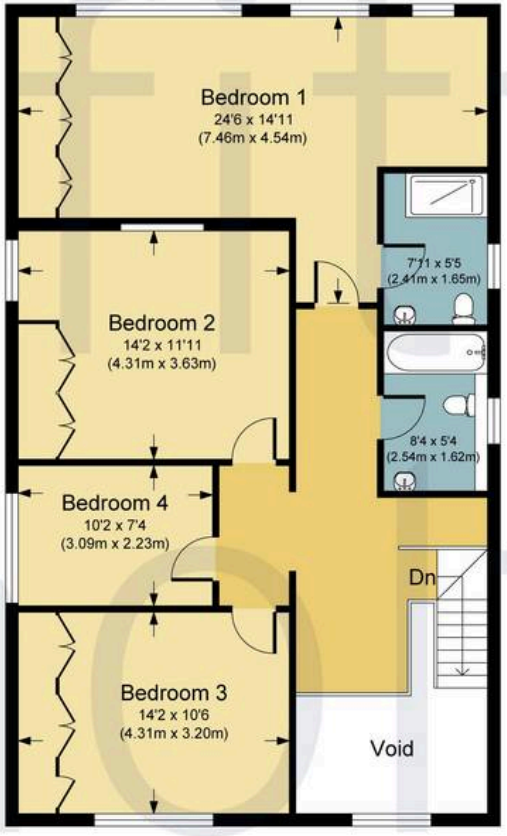
Fixtures and Fittings

All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.



FOOTBALL

Ground Floor



First Floor

RIDGE LANE, WD17

APPROX. GROSS INTERNAL FLOOR AREA 2457.29 SQ FT / 228.29 SQ M.

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Proffitt & Holt - Watford

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