



# Priory Fields, Watford

Guide Price £360,000

proffitt  
& holt





## Priory Fields

### Watford

Proffitt & Holt are delighted to offer this spacious two bedroom, two bathroom top-floor flat, situated in the highly sought-after Nascot Wood area close to schools and amenities and is offered for sale CHAIN FREE.

This charming property is in excellent decorative order throughout and provides generous living accommodation with the benefit from a large loft space for extra storage and an allocated parking space.

The accommodation comprises, a spacious entrance hall, a large sitting/dining room, two double bedrooms, the master with en-suite shower room plus a separate family bathroom. The modern fitted kitchen is both functional and stylish, complete with built-in appliances.

This property represents an excellent opportunity for both first-time buyers and investors alike. Viewings are highly recommended to fully appreciate the space and quality on offer.

Don't miss out on this fabulous property in Nascot Wood – contact Proffitt & Holt today to arrange your viewing!

Council Tax Band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





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### Watford

Located in the sought-after residential area of Nascot Wood with the highly regarded Nascot Wood Infants and Nursery School and Nascot Wood Junior School, as well as the "Green Flag" award winning Cheslyn Gardens, and just a short walk to the entrance of the "Green Flag" award winning Cassiobury Park with access to the River Gade, the Grand Union Canal, two cafes and paddling pool leisure area. The Watford Palace Theatre in the Town Centre is in walking distance, as are excellent shopping facilities including the indoor Harlequin shopping centre and numerous restaurants. For the commuter, Watford Junction Station is around 15 minutes' walk and provides fast and frequent services to London, Euston. Both the M1 and M25 motorways are typically within a 10-minute drive.



- Spacious Two Bedroom Apartment
- Welcoming Entrance Hall
- En-Suite Bathroom to Master Bedroom
- Large Sitting/Dining Room
- Fitted Kitchen with Modern Appliances
- Well Presented Throughout
- Ample Loft Space for Additional Storage
- Allocated Parking
- Located Close to Good Schools and Amenities
- Sold Chain Free





*For broadband and mobile speeds see:*

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

## **General Information**

### **Services**

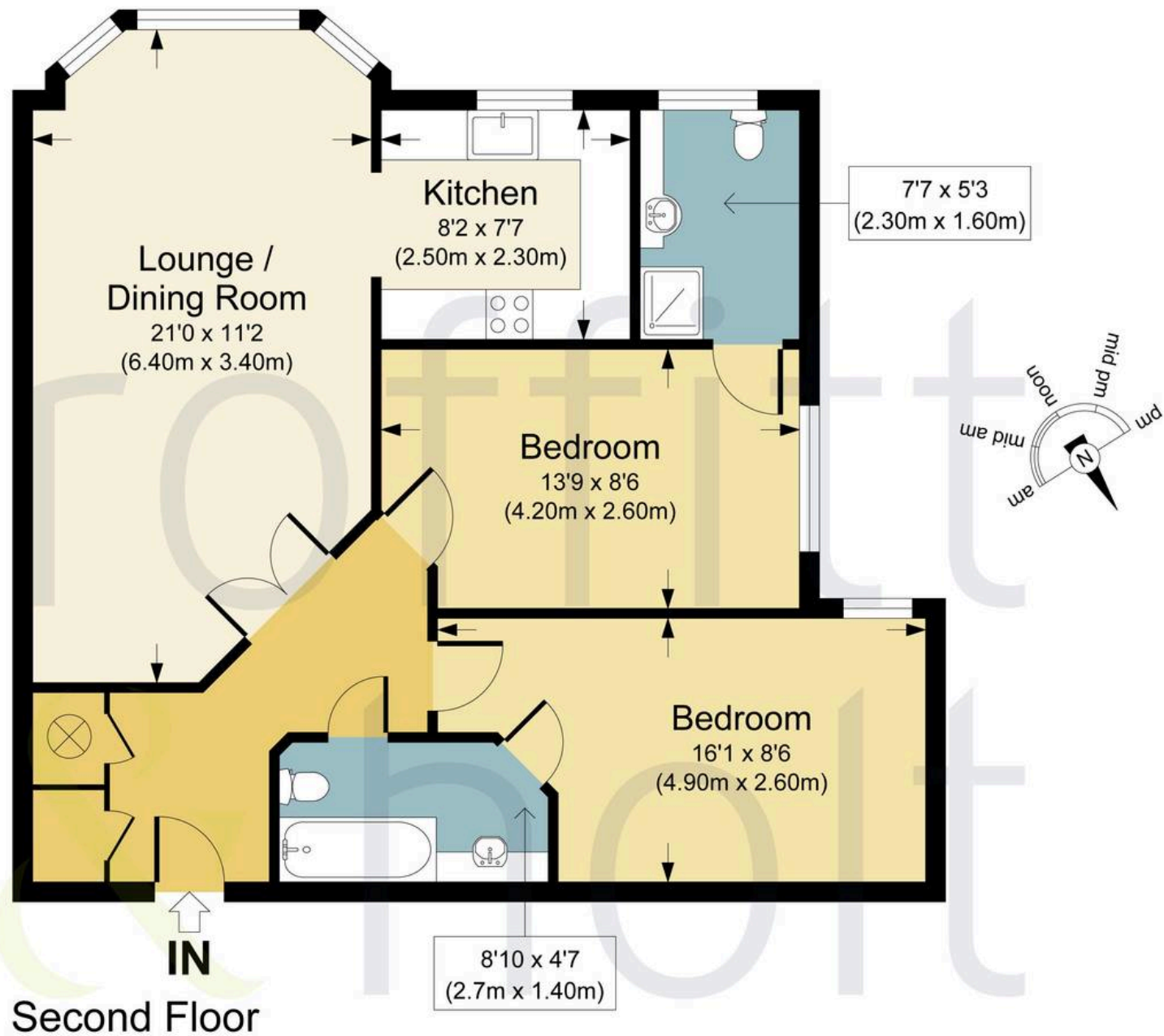
Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

### **Fixtures and Fittings**

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







Second Floor

PRIORY FIELDS, WD17

APPROX. GROSS INTERNAL FLOOR AREA 699.65 SQ FT / 65.0 SQ M.

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## Proffitt & Holt – Watford

141 The Parade, High Street – WD17 1NA

01923 222522 • [watford@proffitt-holt.co.uk](mailto:watford@proffitt-holt.co.uk) • [www.proffitt-holt.co.uk/](http://www.proffitt-holt.co.uk/)

