



Nascot Street, Nascot Village, Watford

Guide Price **£550,000**

proffitt
& holt





Nascot Street

Nascot Village, Watford

A beautifully presented and thoughtfully remodelled two-bedroom Victorian home situated in the heart of highly sought-after Nascot Village. This charming period property has been tastefully upgraded by its current owners, seamlessly blending distinctive style with original character features.

The spacious interior comprises an entrance hall, a welcoming living room, a dining room, and a refitted kitchen with top-range appliances opening into a light-filled lean-to conservatory area, complemented by a modern downstairs shower room/WC. There is also a convenient second side entrance providing direct access to the conservatory and garden. Upstairs, there are two well-proportioned bedrooms and a luxurious, contemporary family bathroom, along with ample built-in storage including a downstairs area ideal for shoes and coats and an upstairs built-in wardrobe. The loft is already boarded and insulated, offering generous storage. Externally, the property features a well-manicured rear garden with plenty of green space, a professional built-in barbecue with storage, and a 13' x 10' log cabin outbuilding with insulated floor, double glazing, power circuits and lighting, making it ideal as an office space. The garden also benefits from a unique green mosaic neighbouring view, creating a one-of-a-kind urban oasis.

This home is perfectly positioned less than a quarter of a mile from Watford Junction, within walking distance of the Metropolitan line, major shopping centre and local amenities, and enjoys proximity to well-rated local schools. With a strong C-rated EPC—the best rated house on the street—this turn-key property is ready for new owners to move straight in and start enjoying everything it has to offer. For further details or to arrange a viewing, please contact leading local agent Proffitt and Holt.



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Nascot Village, Watford



Nascot Village is a sought-after residential area within easy walking distance of local shops and amenities, Watford Junction mainline station and Watford town centre. The M1 and M25 motorways can be reached, typically, within a drive of five/ten minutes and both Watford Metropolitan Line station and Watford Junction mainline station provide fast and frequent services into London. Watford Town Centre provides extensive shopping, transport and entertainment facilities including the Atria Watford Shopping Centre, The Palace and Pumphouse theatres, Watford Colosseum and numerous restaurants. Tenure: Freehold

Council Tax Band: D

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Two Double Bedrooms
- Period Property
- Upstairs En Suite Bathroom
- Downstairs Shower Room/WC
- Beautifully Presented
- Landscaped Garden
- Two Reception Rooms
- Lean-To/Conservatory
- Sought After Nascot Village location
- Within a walk of 7 minutes to Watford Junction station and walking distance to the Metropolitan Line Station





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.

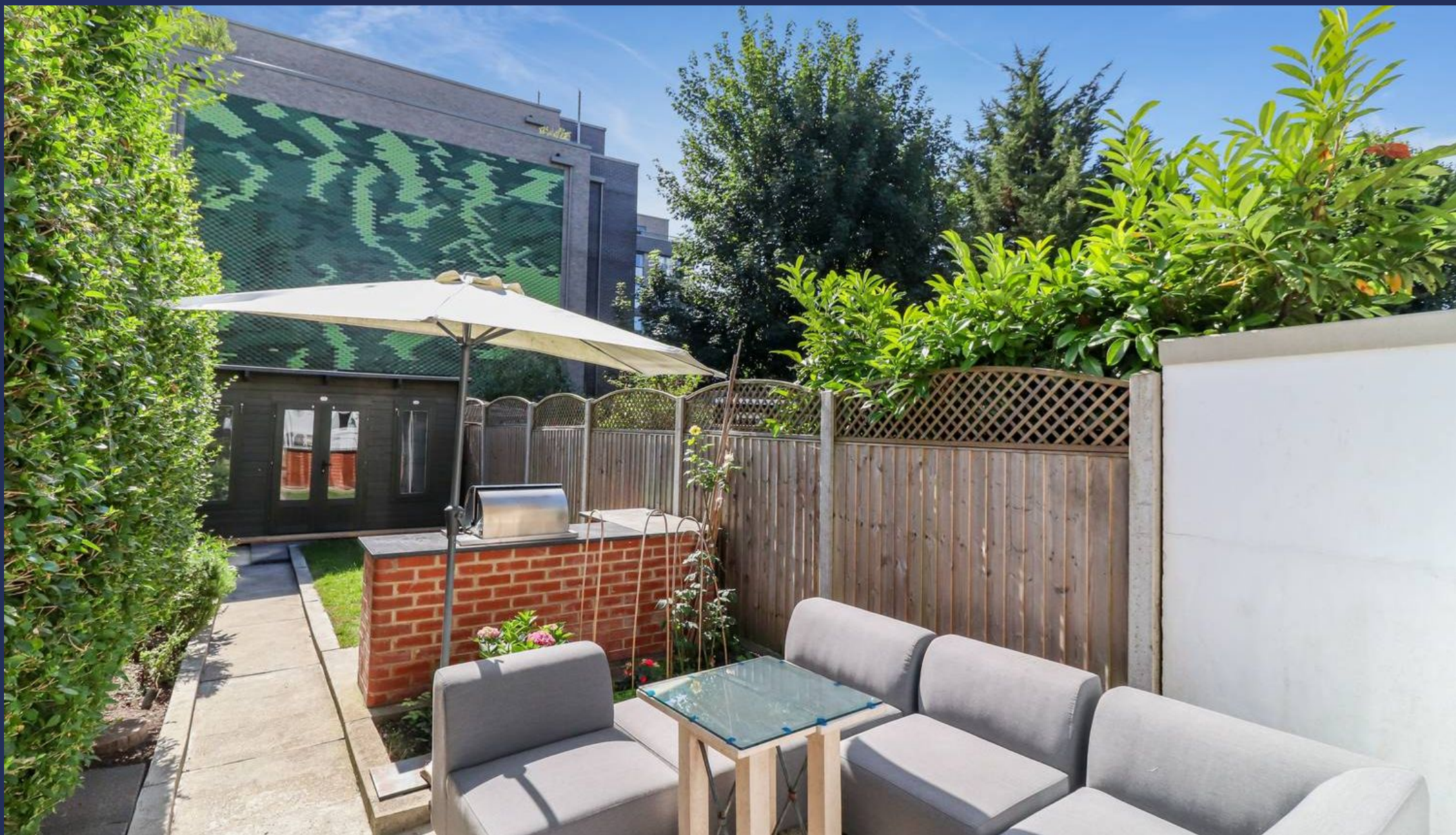






APPROX. GROSS INTERNAL FLOOR AREA 857.45 SQ FT / 79.66 SQ M.
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Proffitt & Holt – Watford

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