



An attractive home in a sought-after location.

**18 Baytree Walk, Watford, Hertfordshire, WD17 4YX**

£1,150,000 Freehold



Reception hall • Three reception rooms • Conservatory  
• Kitchen • Four bedrooms • Study/bedroom five •  
Two bath/shower rooms • Integral double garage

#### Local information

Watford Junction mainline station which provides an excellent service to London Euston and Birmingham. The town centre has the Atria shopping centre and an excellent choice of restaurants and cafés. There is a selection of schools both state and private including Watford Boys and Watford Girls Schools.

#### About this property

18 Baytree Walk occupies a popular residential location situated within the popular Nascot Wood area of Watford close to Nascot Wood Infant and Junior schools being approximately 0.25 miles. The current owners have lived at the property since 1995 and from 2015 to 2022 made some major improvements to the property including: new kitchen, bathrooms and downstairs toilet, new front door and porch, new central heating boiler (Baxi), new conservatory, new showers in both bathrooms and new immersion heater/cylinder - April 2022.

You enter the house through a porch to large entrance hall with the stairs to the first floor and a cloakroom. Double doors from the hall lead to an impressive sitting room with bay window. The dining room is situated to the rear and opens to a light and bright conservatory with double doors to the garden. The kitchen has been refitted with an attractive range of grey base and wall cabinets with inset ceramic sink unit with marble

worksurfaces. There is an integrated electric fan oven, separate microwave oven, electric hob with extractor hood over. Next to the kitchen is a music room or study.

To the first floor there is the principal bedroom with two fitted double wardrobes and dressing table and an en suite bathroom. There are three further bedrooms all with built-in wardrobes and a study with a comprehensive range of cupboards and worktops which could be reconfigured to a fifth bedroom. There is also a shower room.

Outside - there is an integral double garage which could be converted to create further accommodation if required, subject to planning permission. To the front of the house is parking space for at least two cars. To the rear is a wide paved patio which opens to a good size area of lawn with mature, well-stocked borders.

#### Tenure

Freehold

#### Local Authority

Watford Borough Council

#### Council Tax

Band = G

#### Energy Performance

EPC Rating = C

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills






Approximate Area = 213.4 sq m / 2297 sq ft  
Garage = 26.1 sq m / 281 sq ft  
Total = 239.5 sq m / 2578 sq ft  
Including Limited Use Area (3.4 sq m / 36 sq ft)  
For identification only. Not to scale.  
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	
		72	83

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