



An outstanding house of great charm and character.

41 Nascot Wood Road, Watford, Hertfordshire, WD17 4WE

Freehold

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Wealth of 1930s period features • Imposing frontage • Double garage and extensive driveway • Modern kitchen family room • Private rear garden

Local information

Nascot Wood Road is one of the premier roads in the Watford, the town centre is located approximately 1.5 miles away and has an excellent selection of shops, restaurants and cafes including the Intu shopping complex. Transport facilities include the Metropolitan line at Watford station, and the main line to Euston from Watford Junction, (20 minutes approx. on the faster trains). Junction 5 and 6 give access to the M1, and junction 19 or 20 to the M25, connecting with the national motorway network and airports.

For families where education is paramount, the property is located within close proximity to Watford Boys' Grammar School and Watford Girls' Grammar School. The highly regarded Nascot Wood Junior school with a stated current Ofsted rating of outstanding (source: ofsted.gov.uk) is just approx 0.3 miles away.

Cassiobury Park is ideally located close by and includes two cafés, amazing children's water and play parks, green gyms, river, canal, woods and fields.

About this property

Approached through wrought iron gates the driveway leads to a generous parking area, with lawn and borders adjoining. This outstanding family house offers excellent family sized accommodation of great charm and character with a wonderful blend of traditional features and modern style. The property boasts a wealth of character

features including a most impressive reception hall with wood panelling and wide staircase to the first floor and access to all the reception rooms. The dining room is a most attractive room with a oak flooring, impressive fireplace, beautiful beamed ceiling and oak panelled walls and study to the front. The drawing room is another lovely double aspect room of character. The 32' kitchen/breakfast room is beautifully presented and fitted with a range of quality appliances and opens to a family room with double doors to the garden. A cloakroom and utility complete the ground floor accommodation.

To the first floor is a fine double aspect principal bedroom with an en suite and four further bedrooms and a family bathroom.

The gardens have been well maintained with good sized area of lawn and well-tended herbaceous borders. This provides a peaceful setting for relaxing and are very private setting behind mature trees.

NB. The property comes with architects drawings for the permitted development of two bedrooms with en suites on the second floor.

Tenure

Freehold

Local Authority

Watford Borough Council

EPC rating = E







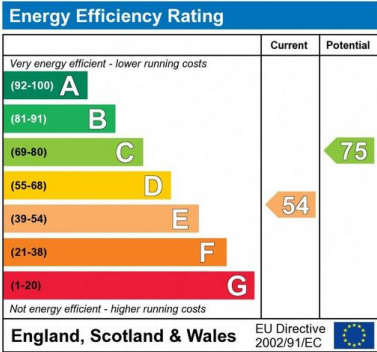
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Approximate Area = 351.4 sq m / 3782 sq ft (Including Void)
Garage = 32.7 sq m / 352 sq ft
Boiler Room = 4.2 sq m / 45 sq ft
Total = 388.3 sq m / 4179 sq ft
Including Limited Use Area (6.4 sq m / 69 sq ft)
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