PERRY HOLT

PROPERTY CONSULTANTS

FOR SALE

Four bedroom detached residential property

Bay Tree Walk, North Watford, Watford, WD17 4YX







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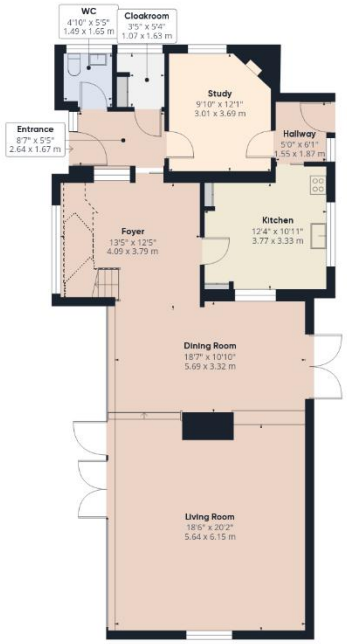
ACCOMODATION

	Sqft NIA	Sqm NIA
Ground Floor	1,121.5	104.2
First Floor	1,497.4	139.12
Garages and workshops	1,161.9	107.95
Total	3,780.80	351.27



Floor 0 Building 1



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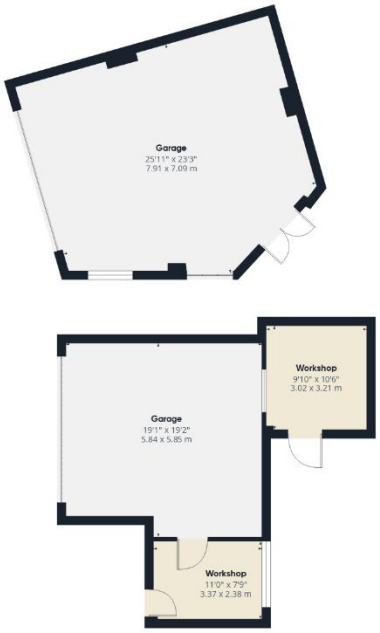

Floor 0 Building 2

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AMENITIES

- 0.54 acre plot
- Two double-width garages plus workshops
- Opportunity to restore the original swimming pool
- Exceptional potential to extend and enhance STPP
- Highly sought-after Nascot Wood location

LOCATION

Watford Town Centre has transformed, with the redevelopment of the harlequin shopping centre creating extra retail space, a large Cineworld Imax cinema, leisure complex and a vibrant new restaurant hub. The area is surrounded by some beautiful countryside with many locations to enjoy walking and cycling. There are many leisure and health clubs close by providing swimming and sports facilities and Watford is home to one of England's most luxurious golf courses at The Grove, Chandlers Cross. The business climate is developing, and the business start-up rate is high in the area. Significant investment in the area has contributed to greater employment and this will continue to be the case as the re-development of the town centre is creating further employment opportunities. There is also the benefit of easy access to London from both Watford Junction and Watford Metropolitan line stations.

DESCRIPTION

Located in the prestigious Nascot Wood area of Watford, this striking 1950s mid-century modern residence is available for the first time since its construction. Set on an impressive 0.54-acre plot, the detached home offers a rare blend of architectural character and total privacy. The interior features an expansive open-plan foyer and dining area that leads into a light-filled sunken living room with floor-to-ceiling windows. Complementing the ground floor is a retro-style kitchen, a dedicated study, and a utility room.

The first floor hosts a sprawling principal suite with a walk-in dressing room and ensuite, alongside three further flexible bedrooms—one of which enjoys a private balcony. Unique luxury amenities include a wood-lined sauna and a first-floor sun terrace overlooking the grounds. Externally, the substantial rear garden offers a swimming pool with restoration potential, while the front provides extensive parking, two double garages, and multiple workshops. This is a remarkable opportunity to modernize a one-of-a-kind home in one of Watford's most desirable addresses.

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