



The Ridgeway, Watford, WD17 4TL
Offers in excess of: £850,000 Freehold

sewell &
gardner

About the property

Located on a popular residential road in the desirable Nascot Wood area of Watford, this well-proportioned four-bedroom detached house offers excellent family accommodation and the potential to modernise to your own taste. The property features an enclosed porch leading into a welcoming entrance hall. The spacious lounge and dining room are open plan, yet can be divided by double doors for flexible living. The lounge opens onto the rear garden via patio doors, creating a bright and airy living space. The eat-in kitchen is a generous size, with access to a downstairs WC and a separate boiler cupboard.

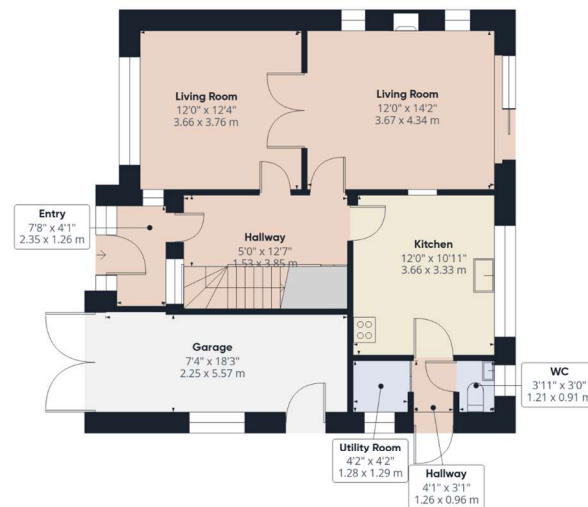
Additional convenience is provided by an integral single garage with double doors, offering secure parking or additional storage.

Upstairs, the landing leads to a practical airing cupboard, two well-sized double bedrooms, a smaller double, and a single bedroom—ideal for a growing family or home office needs. A family bathroom serves all bedrooms. The home benefits from gas central heating and double glazing throughout.

Outside, the property boasts a private rear garden measuring approximately 50ft—perfect for outdoor entertaining or family play. While the property is presented in good condition and ready for immediate occupation, it offers scope for modernisation and personalisation, making it an ideal opportunity for buyers looking to add value.



- Four bedrooms
- Detached house
- Integral garage
- Close to excellent schools
- Driveway parking
- Potential for modernisation

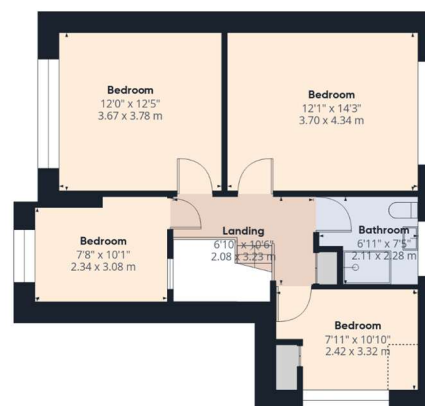


Approximate total area⁽¹⁾

1385 ft²
128.7 m²

Reduced headroom

8 ft²
0.8 m²



(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

To view this property, contact us on-

T: 01923 776400 E: ricky@sewellgardner.com

165-167 High Street, Rickmansworth, WD3 1AY



Area Information

Watford Town Centre has transformed, with the redevelopment of the Atria 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 is also a variety of other leisure facilities including golf, football, tennis and cricket. 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.

Local Authority: Watford Borough Council

Council Tax: Band F

Approximate Floor Area: 1,385 sq ft

Tenure: Freehold

Nearest Station: 1.7 miles to Watford Junction Station

Distance to Town Centre: 1.7 miles to Watford Town Centre

Nearest Motorway: 0.6 miles to the M25



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	47 E	
21-38	F		
1-20	G		

Every care has been taken to ensure that the details in this brochure represent an accurate description of the property. However, we wish to inform prospective purchasers that these sales particulars are a general guide and none of the statements or dimensions should be relied upon as statements of representation or fact. Transparency of referral fees: We're legally required to inform you that we receive referral income from the following solicitors and surveyors up to the value of £150.00 per transaction; Archer Rusby Solicitors LLP, Taylor Walton Solicitors, Hanney Dawkins & Jones Solicitors, The Partnership, & Woodward Surveyors. For financial services we recommend Severn Financial and one of our directors does have a vested interest in the business. We take an average referral fee of £90. We recommend these companies because we believe they offer an excellent service, however, you are not under any obligation to use them.

**sewell &
gardner**