



**A SPACIOUS DETACHED FOUR/FIVE BEDROOM, TWO BATHROOM DETACHED FAMILY HOME**

Nancy Downs, Watford, Hertfordshire, WD19 4NF

**ROBSONS**



Nancy Downs, Watford, Hertfordshire, WD19 4NF

**LIVING/DINING ROOM • KITCHEN •  
STUDY/BEDROOM 5 • PRINCIPAL BEDROOM  
WITH EN-SUITE • THREE FURTHER BEDROOMS  
• FAMILY BATHROOM • PRIVATE REAR  
GARDEN • DOUBLE & SINGLE GARAGES •  
OFF-STREET PARKING • PLANNING FOR A  
KNOCK DOWN & REBUILD REF: 23/1197/FUL**

### Description

This impressive four/five bedroom, two-bathroom detached family home offers 2,615 sq ft of beautifully presented living space, ideal for growing families. Set on a generous plot, the property boasts a private rear garden, off-street parking for multiple vehicles, and both a double and a single garage. The property is located in the very highly sought-after and premier private road of Nancy Downs, close to Bushey & Oxhey Village, while still being close to well regarded schooling and transport links including Bushey Station.

The ground floor features an entrance hallway with a guest cloakroom. To the front, a well-appointed kitchen offers a range of fitted units, integrated appliances, and direct access to the outside. A separate study or fifth bedroom provides flexible living options.







At the heart of the home is the expansive open-plan living and dining room, bathed in natural light with bi-fold doors opening onto the rear garden, perfect for entertaining or relaxing with the family.

A bespoke staircase leads to the first floor, where you'll find the principal bedroom with an en-suite bathroom. Three additional bedrooms, a stylish family bathroom, and access to a roof terrace complete this level.

The private rear garden is mainly laid to lawn and surrounded by mature trees and hedges, creating a secluded setting. The spacious driveway offers ample off-street parking, and the property benefits from both a double and a single garage.

### Location

Nancy Downs is a highly sought-after private road, off Green Lane, within reach of central Watford and Bushey, where you can access transport facilities to take you into central London and beyond. The area is also well served with private schools such as Haberdasher's Aske's, Merchant Taylor's and St Helens School for girls. In addition, there are highly regarded Watford Grammar schools for boys and girls. Watford benefits from an Atria shopping centre with many high street shops and restaurants.

### Additional Information

Tenure: Freehold

Local Authority: Watford Borough Council

Council Tax Band: H Energy Efficiency Rating: E

For additional information, please refer to [www.robsonswb.com](http://www.robsonswb.com) or call us on: 01923 835355.





Approximate Floor Area= 192.3 sq m / 2,070 sq ft  
 Garages = 40.9 sq m / 440 sq ft  
 Outbuilding = 9.8 sq m / 105 sq ft  
 Total = 243.0 sq m / 2,615 sq ft

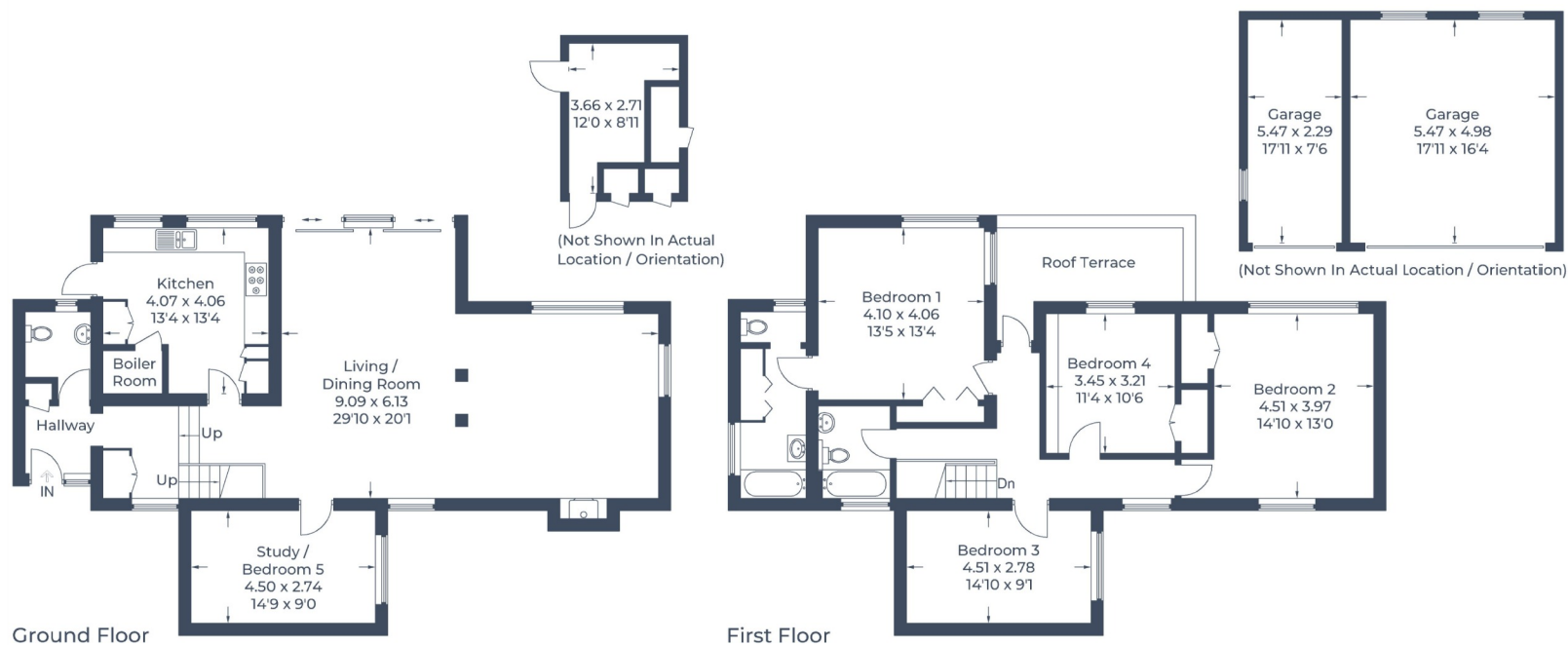


Illustration for identification purposes only,  
 measurements are approximate, not to scale.

© CJ Property Marketing

**ROBSONS**

7 Clive Parade, Northwood, HA6 2QF  
 Tel: 01923 835355 Email: northwood@robsonswb.com  
[www.robsonswb.com](http://www.robsonswb.com)

SCAN TO VISIT



OUR WEBSITE

Important notice: Robsons, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. Plot sizes and dimensions are taken from Promap and are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Robsons have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.