



Fairlawns, Langley Road, Watford
£274,000

proffitt
& holt





Fairlawns, Langley Road

NASCOT WOOD, Watford



Offered to the market with **no upper chain**, this well-presented **one-bedroom ground floor maisonette** is ideally situated in the highly sought-after **Nascot Wood** area, just a short distance from **Watford Town Centre** and its excellent range of shops, restaurants, transport links and amenities.

The property features bright and spacious **open-plan accommodation**, creating a modern and versatile living space ideal for first-time buyers, downsizers or investors alike. The accommodation comprises a generous living/dining area, fitted kitchen and a **large double bedroom**, complemented by a well-appointed bathroom.

Further benefits include an **extended lease with approximately 170 years remaining**, providing long-term peace of mind, as well as **secure underground parking** for added convenience.

Combining a desirable location with practical living space and excellent transport connections, this attractive maisonette represents a fantastic opportunity to acquire a home in one of Watford's most popular residential areas.



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The property is ideally situated for easy access to Watford's busy Town Centre which provides extensive shopping, transport, and entertainment facilities, including the Atria Watford Shopping & Leisure Centre, The Palace and Pumphouse theatres, Watford Colosseum, and numerous restaurants. Watford Metropolitan Line station and Watford Junction mainline station provide fast and frequent services into London. For the road user, access to the motorway network is also close-by, with the M25 & M1 motorways being accessible, typically, within a drive of 5-10 minutes. Also, close-by is the extensive parkland of the Green Flag award-winning Cassiobury Park, The Grove Hotel with its Championship Golf Course, and highly regarded restaurants and the recently built Watford Central Sports Leisure Centre including gym and swimming pool facilities.



- No Upper Chain
- Ground Floor
- Open Plan Accommodation
- Extended Lease With 170 Years Remaining
- Secure Parking
- Sought After Nascot Wood Location
- Large Double Bedroom
- Close To Watford Town Centre





General Information

EPC – Energy Efficiency Rating: C

EPC – Environmental Impact Rating: C

Council Tax Band: C

Tenure: Leasehold

Services

Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

For broadband and mobile speeds see:

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

Fixtures and Fittings

All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.







Ground Floor

FAIRLAWNS, WD17

APPROX. GROSS INTERNAL FLOOR AREA 533.45 SQ FT / 49.56 SQ M.
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Proffitt & Holt – Watford

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