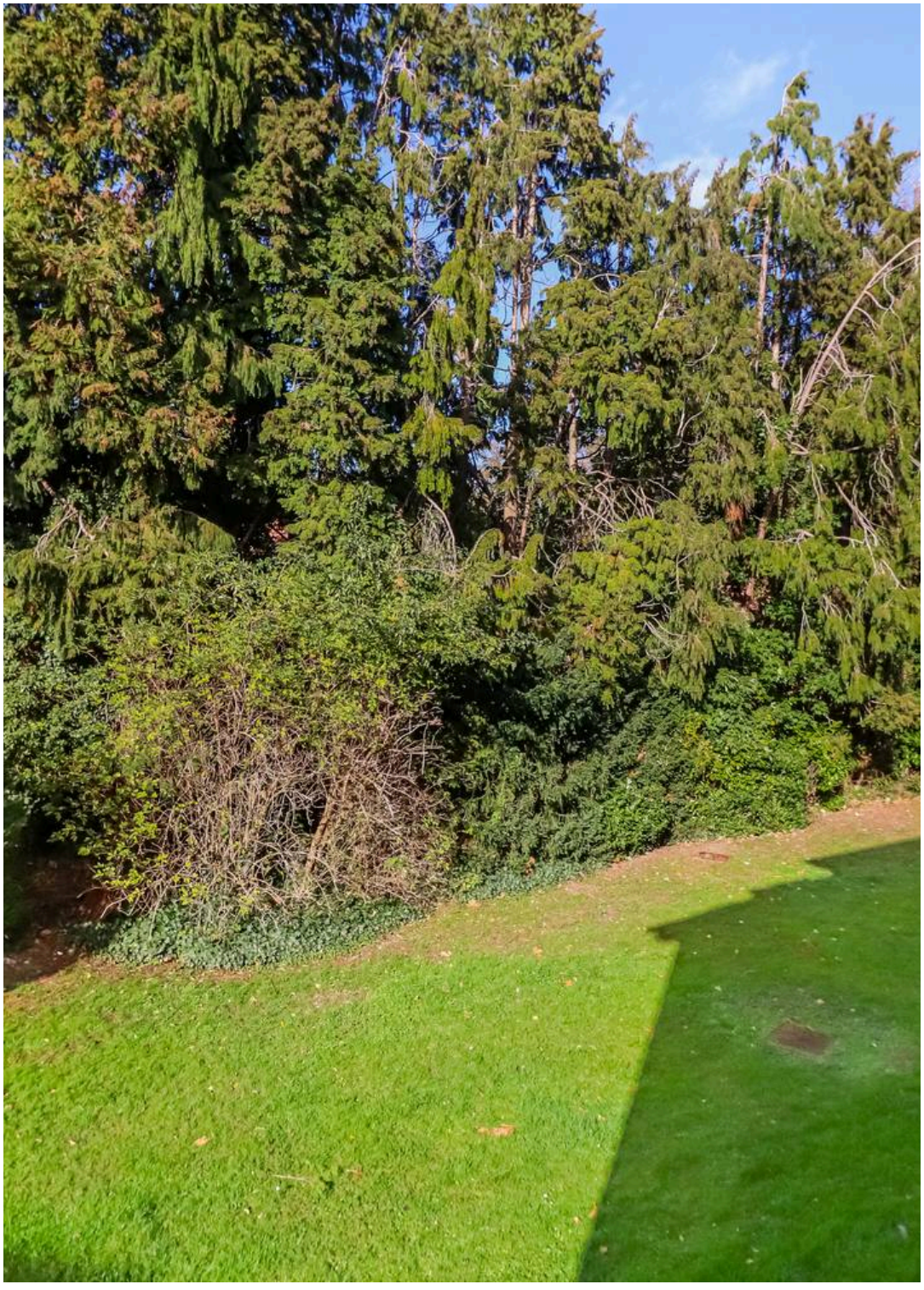


Haywood Crescent, Lockhart Road, Watford

£200,000

proffitt & holt



Haywood Crescent, Lockhart Road

Watford

Situated within an exclusive gated development in Nascot Wood, this first-floor one-bedroom flat offers well-proportioned accommodation in a sought-after location.

Ideal for first-time buyers, professionals or couples, the property benefits from a convenient layout and a range of communal facilities.

The entrance hall provides access to all rooms, along with a useful boiler and storage cupboard. The open-plan living/dining room connects to the adjoining kitchen, which offers a range of fitted units and appliances. There is also a good-sized double bedroom and a separate bathroom.

Outside, residents have access to communal gardens, an allocated parking space and an on-site indoor gym. The property is conveniently located for local shops, parks, restaurants and transport links, including the nearby mainline station.

Offering secure gated living in the popular Nascot Wood area, this property presents a great opportunity for buyers looking to make a home of their own in a desirable location.







Haywood Crescent

Lockhart Road, Watford

Nascot Wood is a sought-after residential area with the highly regarded Nascot Wood Infants and Nursery School, Nascot Wood Junior School, ‘Green Flag' award-winning Cheslyn Gardens. Also a short distance to Watford Metropolitan Line station and 'Green Flag' award-winning Cassiobury Park with access to both the River Gade and Grand Union Canal, plus two cafes and a paddling pool leisure area. Watford Town Centre is approximately a distance of 1 mile providing excellent shopping facilities, including the Harlequin Watford Shopping Centre, The Palace and The Pumphouse theatres, Watford Colosseum and numerous restaurants. Watford Junction mainline station is within a similar distance and provides fast and frequent services to London, Euston. For the road user, both the M1 and M25 motorways can be reached, typically, within a drive of five/ten minutes.

- One-bedroom first-floor flat
- Exclusive gated development in Nascot Wood
- Open-plan living/dining room
- Fitted kitchen with appliances
- Double bedroom
- Allocated parking
- Communal gardens
- On-site indoor gym
- Convenient for local amenities and mainline station



General Information

EPC - Energy Efficiency Rating: C

EPC – Environmental Impact Rating: A

Council Tax Band: C

Tenure: Leasehold

Services

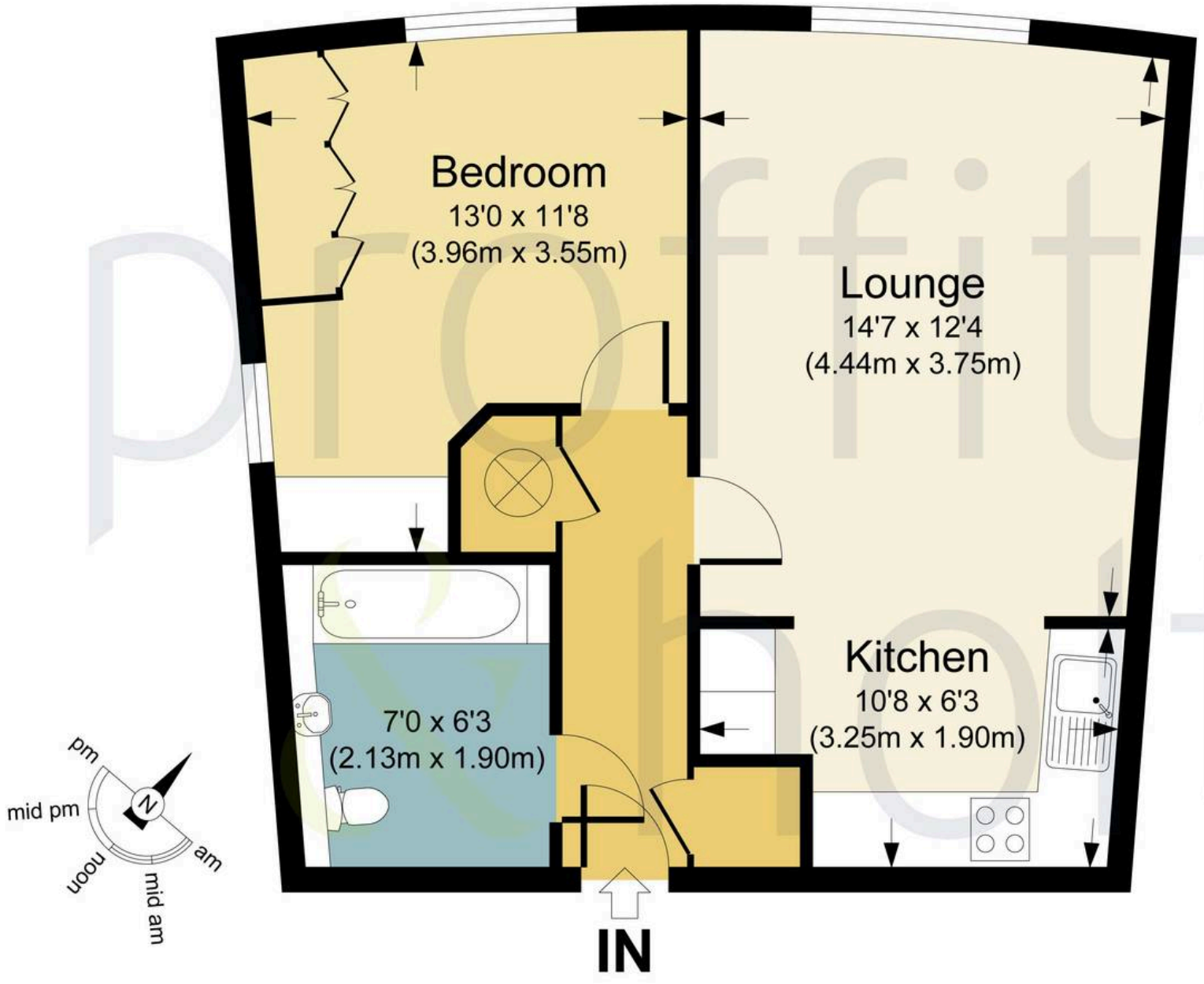
Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

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.



HAYWOOD CRESCENT, WD17

APPROX. GROSS INTERNAL FLOOR AREA 490.94 SQ FT / 45.61 SQ M.

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Proffitt & Holt - Watford

141 The Parade, High Street - WD17 1NA

01923 222522 • street@proffitt-holt.co.uk • www.proffitt-holt.co.uk/

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