



A MODERN & BEAUTIFULLY PRESENTED FIVE BEDROOM, TWO BATHROOM SEMI DETACHED FAMILY HOME IN EXCESS OF 2,250 SQ.FT

Manor Road, Nascot Wood, Watford, Hertfordshire, WD17 4PX

ROBSONS

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WD17 4PX

**MODERN KITCHEN/DINING/FAMILY ROOM •
UTILITY ROOM & WC • LIVING ROOM •
STUDY • PRINCIPAL BEDROOM WITH
EN-SUITE • FOUR FURTHER DOUBLE
BEDROOMS • FAMILY BATHROOM •
ATTRACTIVE REAR GARDEN • OFF-STREET
PARKING**

Description

Nestled on a private road in the sought-after WD17 area, this beautifully presented semi-detached home offers spacious and stylish living, perfect for modern family life.

The heart of the home is the open-plan kitchen/dining family room, featuring a sleek modern kitchen with a central island, breakfast bar, high-end integrated appliances and underfloor heating. Bi-fold doors seamlessly connect the space to the beautifully landscaped garden, flooding the area with natural light. A separate utility room with underfloor heating and a WC, with direct outdoor access, add to the practicality. The elegant living room boasts a striking feature fireplace and a large bay window, while a dedicated study provides the ideal space for home working.





The principal bedroom located on the second floor includes fitted wardrobes, a modern en-suite with a bath and shower, and a Juliette balcony overlooking the beautiful garden. The first floor hosts four further generously sized double bedrooms, complemented by a stylish family bathroom complete with a roll-top bath and shower.

The attractive rear garden offers a perfect balance of relaxation and entertaining space, with a spacious terrace and a well-manicured lawn. Off-street parking further enhances the appeal of this exceptional home.

Located within easy reach of excellent transport links, outstanding schools including Nascot Wood and Watford Grammar Schools, and local amenities, this property presents a fantastic opportunity for families and professionals alike.

Location

The house is a short walk from Cassiobury Park and is within easy reach of central Watford which provides a wide choice of shops, restaurants, coffee houses, supermarkets and the Atria shopping centre. Transport facilities include the Metropolitan Line and Watford Junction which is a five minute walk from the property. Both stations offer a frequent service to central London and beyond.

Additional Information

Tenure: Freehold

Local Authority: Three Rivers District Council

Council Tax Band: F Energy Efficiency Rating: E

For additional information, please refer to www.robsonsworld.com or call us on: 01923 777762.



Approximate Gross Internal Area
 Ground Floor = 93.7 sq m / 1,008 sq ft
 First Floor = 77.8 sq m / 837 sq ft
 Second Floor = 38.5 sq m / 414 sq ft
 Total = 210.0 sq m / 2,259 sq ft



Ground Floor



First Floor



Second Floor

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

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