

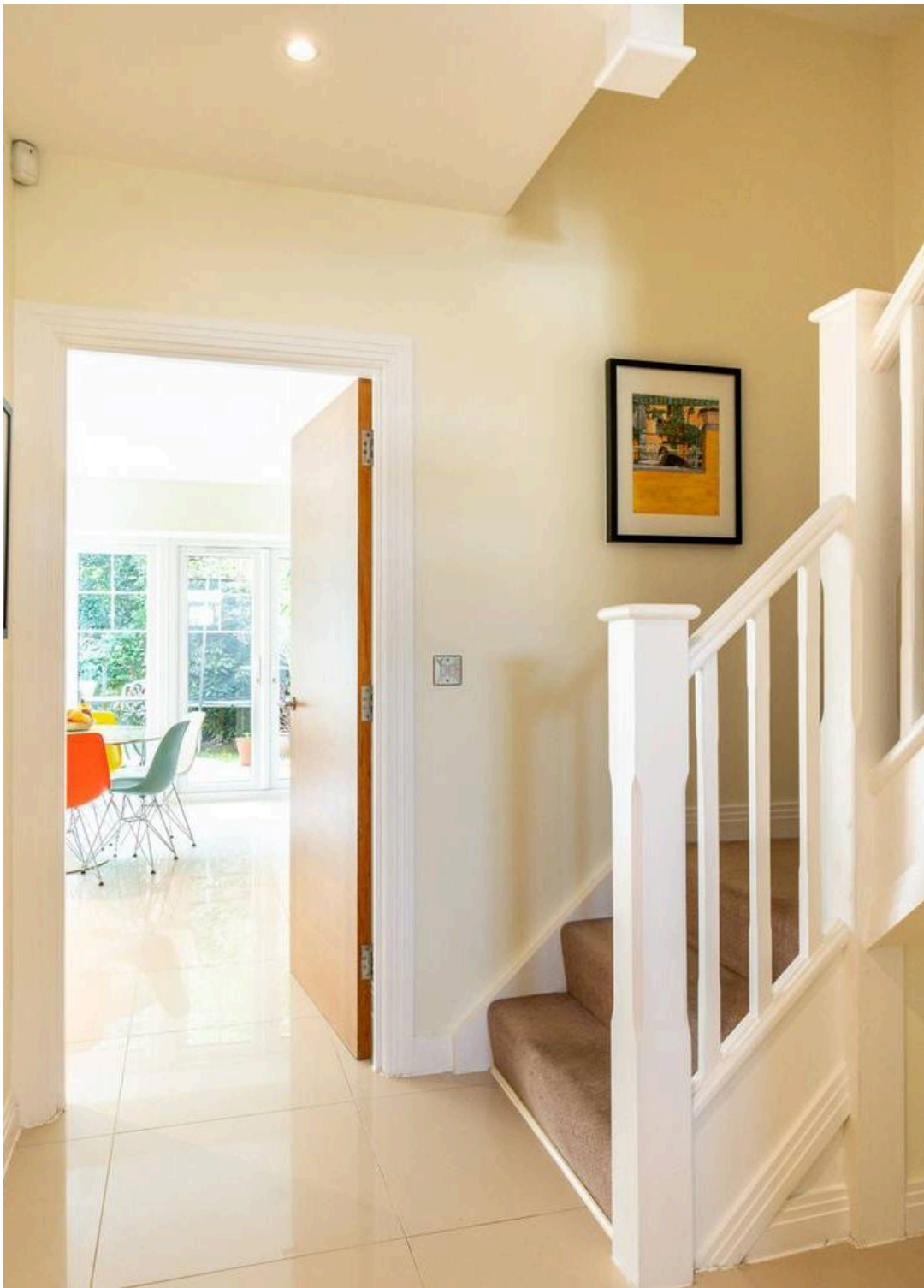


Colnhurst Road, Nascot Wood, Watford

In Excess of £850,000

proffitt
& holt





Colnhurst Road

Nascot Wood, Watford

Proffitt & Holt are delighted to present this well-appointed five-bedroom terraced home, situated in a highly sought-after family-friendly development. Benefiting from no upper chain, this property offers generous accommodation across three floors, a large private rear garden, and an integrated garage with driveway parking and EV charge point.

The ground floor comprises an entrance hall, a downstairs WC, separate laundry room, and internal access to the garage. To the rear, an open-plan kitchen/dining room serves as the heart of the home, featuring two sets of French doors that open onto the garden. On the first floor, there is a bright and spacious living room, a family bathroom, and two well-proportioned bedrooms. The second floor hosts three further bedrooms, including the master with en suite, along with an additional bathroom.

Externally, the property boasts one of the largest gardens on the development, extending approximately 20 metres and offering rear access for convenience. The estate itself is known for its friendly community atmosphere, with its own shop, playground, and easy access to excellent schools and nearby parks.

This fantastic home presents an ideal opportunity for growing families and those looking for well-connected, modern living. Contact Proffitt & Holt today to arrange a viewing.

Council Tax Band: G

Tenure: Freehold

EPC-Energy Efficiency Rating: B





Colnhurst Road

Nascot Wood, 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 the River Gade and the Grand Union Canal, two cafes and paddling pool leisure area. Watford Town Centre is approximately a distance of 1.5 miles with excellent shopping facilities, including the Atria Watford Shopping & Leisure Centre, The Palace and The Pumpshouse theatres, Watford Colosseum, and numerous restaurants. Watford Junction mainline station is within a similar distance and provides fast and frequent services to London, Euston. Both the M1 and M25 motorways can be reached, typically, within a drive of five/ten minutes.



- Five Bedrooms
- Sought-After Location
- No Upper Chain
- Garage and Driveway with EV charge point
- Immaculate Throughout
- Terraced Family Home
- Southerly-Facing Garden
- Close to Excellent Schooling, Parks and Transport Links



For broadband and mobile speeds see:

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

General Information

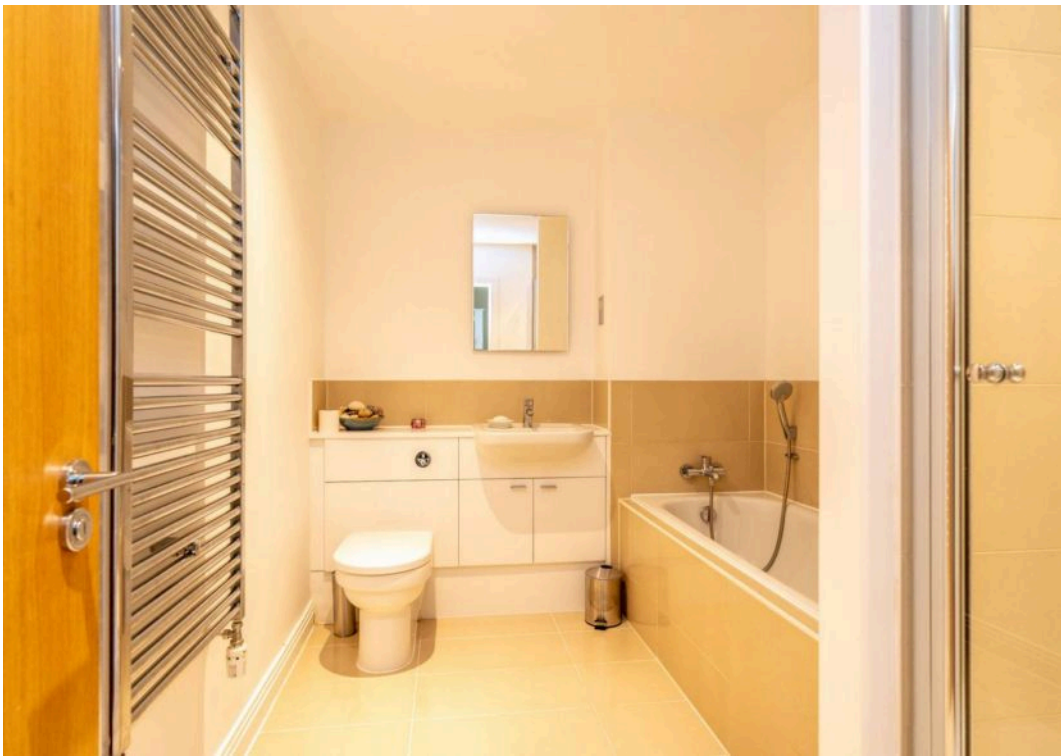
Services

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

Fixtures and Fittings

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



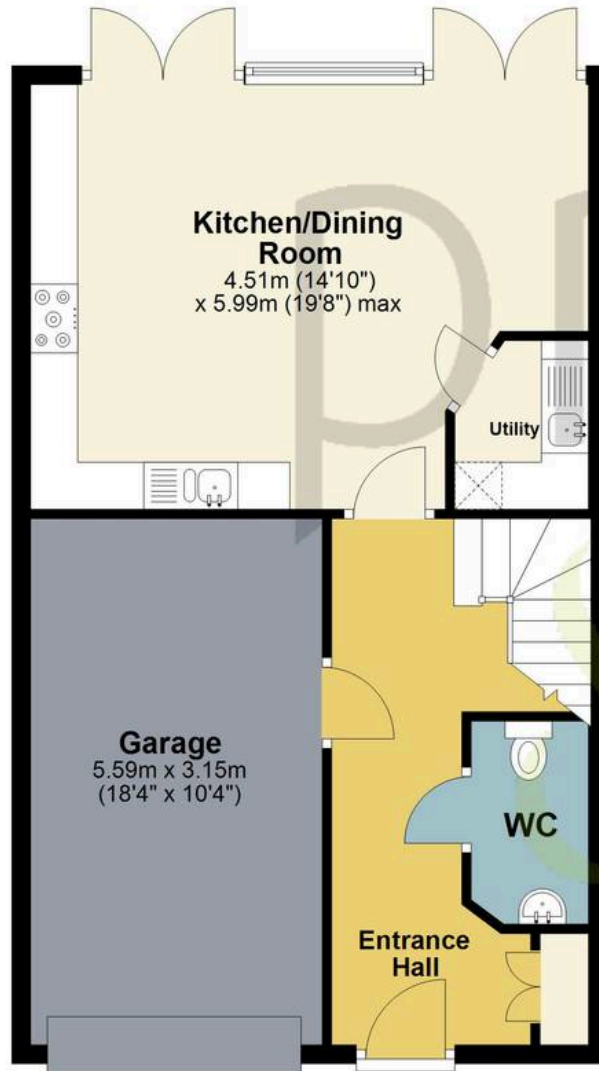






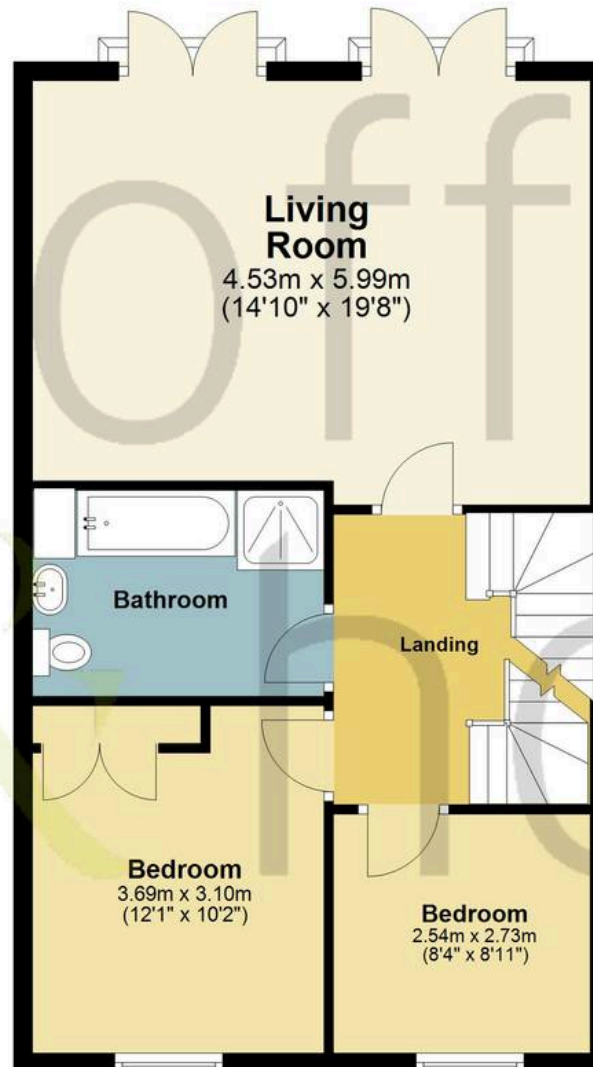
Ground Floor

Approx. 60.8 sq. metres (653.9 sq. feet)



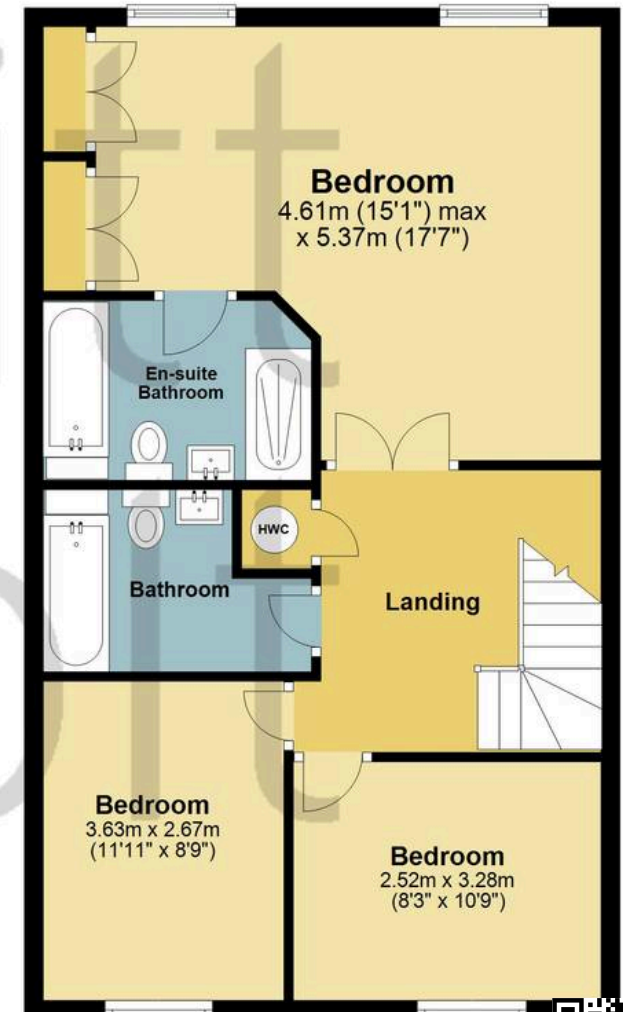
First Floor

Approx. 59.9 sq. metres (645.1 sq. feet)



Second Floor

Approx. 61.9 sq. metres (665.8 sq. feet)



Total area: approx. 182.5 sq. metres (1964.8 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO
Plan produced using PlanUp.





Proffitt & Holt – Watford

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