



Colnhurst Road, Nascot Wood, Watford

Guide Price £875,000

proffitt  
& holt





## Colnhurst Road

Nascot Wood, Watford



Located in the highly sought-after Cala Homes development, is this beautifully presented 4/5 bedroom, 3 bathroom home offers exceptional family living across three spacious floors. Positioned just moments from the popular Nascot Wood Primary School, Watford Junction Station and local amenities, this handsome home combines outstanding convenience with refined style.

Step inside to discover an immaculate interior, thoughtfully designed with an open-plan kitchen/living area featuring sleek finishes and bi-fold doors opening seamlessly onto a generously sized, landscaped garden — perfect for entertaining or relaxed family living. On the first floor, you'll find flexible living accommodation, including a large master bedroom with en-suite shower room **plus a** versatile reception room/bedroom 5, ideal for remote working or growing families. On the 2nd floor, there are three good size bedrooms, one with an en-suite bathroom plus an additional bathroom. Each bathroom is finished to a high specification, adding a touch of luxury throughout.

Outside, there is a large, enclosed and private rear garden which is laid to lawn with a good size decking area; an ideal space for outside entertaining. There are ample mature trees offering a high degree of privacy and seclusion. To the front, there is off street parking for two cars. This is a rare opportunity to secure a premium home in one of Watford's most desirable neighbourhoods — early viewing is highly recommended.



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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 one and a half miles providing excellent shopping facilities, including the Harlequin Shopping & Leisure 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.



- Semi-Detached Family Home
- Four/Five Bedrooms
- Three Bathrooms
- Stylish and Immaculately Presented
- Luxury Kitchen/Living Room on Ground Floor
- Living Room/Bedroom 5 on First Floor
- Allocated Parking for Two Cars
- Walking Distance to Nascot Wood Primary School
- Walking Distance to Park and Local Amenities



Tenure: Freehold

Council Tax Band: F

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

*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

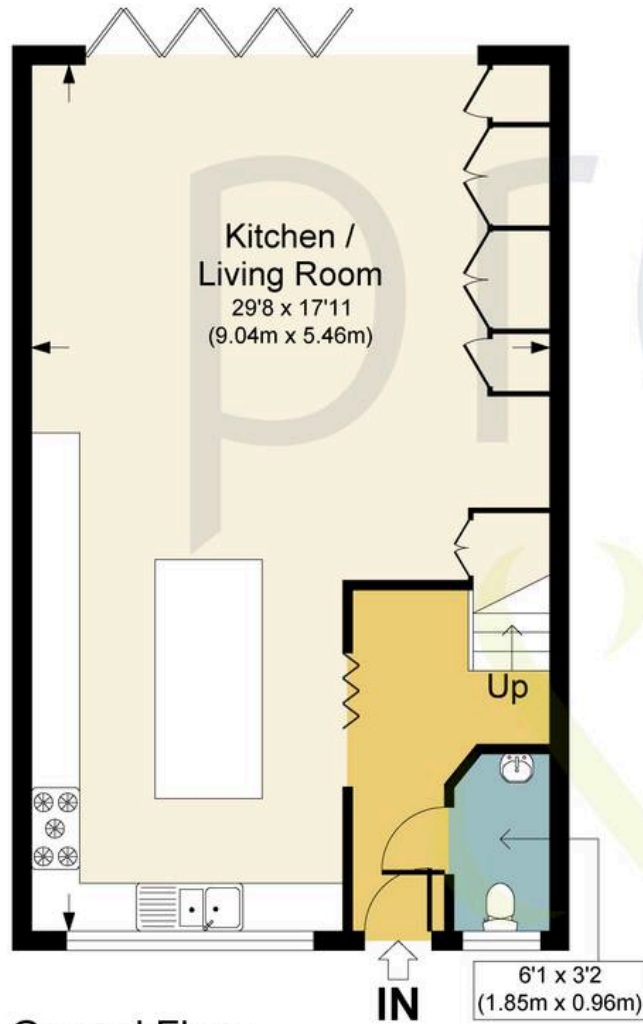
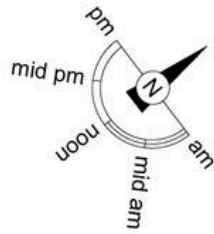
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.



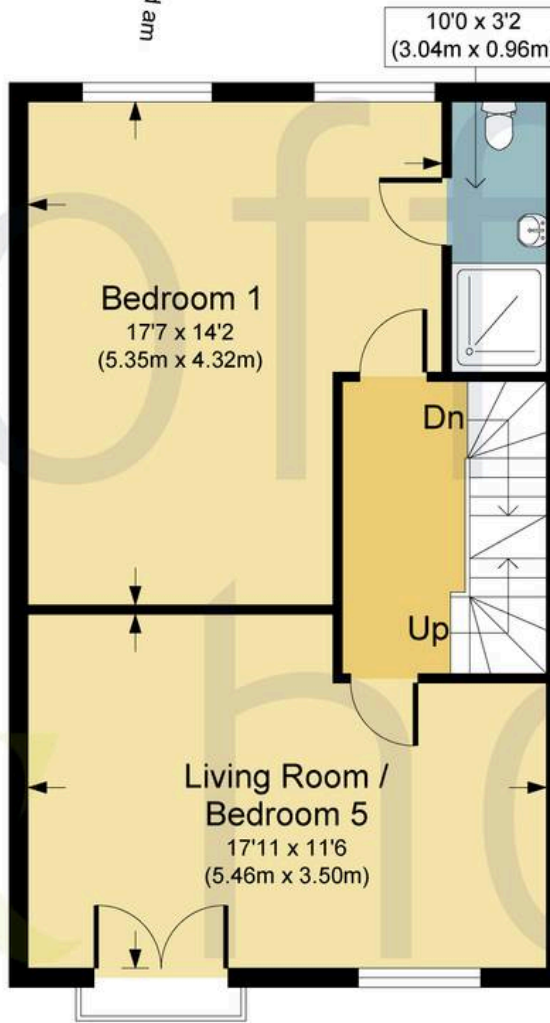




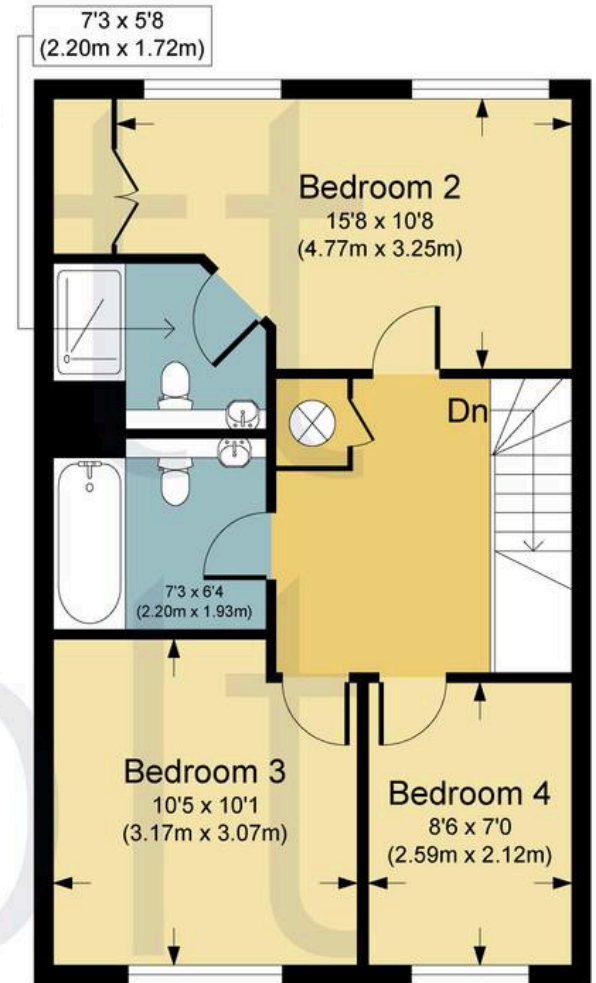




Ground Floor



First Floor



Second Floor

COLNHURST ROAD, WD17

APPROX. GROSS INTERNAL FLOOR AREA 1579.28 SQ FT / 146.72 SQ M.

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## Proffitt & Holt – Watford

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