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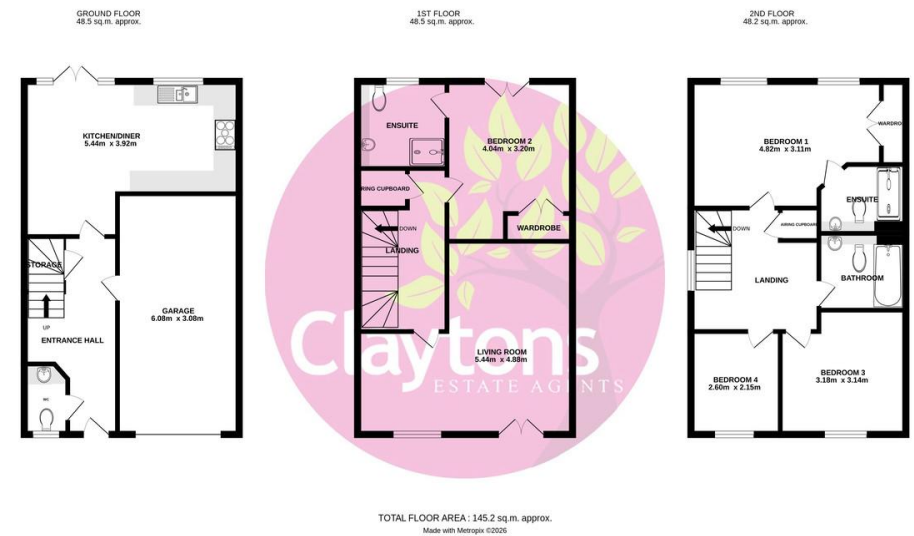
**COLNHURST ROAD, WATFORD – OFFERS IN EXCESS OF £800,000**  
**4 Bedroom Town House**



A beautifully presented four-bedroom mid-terraced townhouse situated in a highly sought-after residential area of Watford, offering spacious and versatile accommodation arranged over three floors, ideal for modern family living.

This attractive home features a bright and welcoming entrance hallway leading through to a generous reception and dining area, providing an excellent space for both everyday living and entertaining. The modern fitted kitchen is well appointed with ample storage and workspace, while the rear reception area offers direct access to a private rear garden, perfect for outdoor dining and family enjoyment.

Ideally located on Colnhurst Road, the property is within easy reach of Watford town centre, highly regarded schools, local shops, parks, and excellent transport links including Watford Junction Station, with convenient access to the M1 and M25 motorways.



- No Upper Chain
- Excellent Decorative-Order
- Potential To Extend STPP (Subject To Planning Permission)
- Walking Distance To Watford Junction Train Station
- Sought-After Nascot Wood Location
- Off-Street Parking (Driveway For One Vehicle & Integral Garage)
- Private Rear Garden
- Four Bedrooms



**📞 VIEWING BY APPOINTMENT THROUGH CLAYTONS 01923 677755**

**FREE VALUATIONS & MARKETING ADVICE**

Can we assist you in the sale of your property? If your home is situated within the catchment area of one of our sales offices we would be pleased to offer you a free valuation and market appraisal, a service which we provide without obligation. Competitive fees are always available for both sole and multiple agency. Please contact David Clayton on 01923 677755.

NB 1) We have not tested any appliances and/or services mentioned in these property particulars and do not intend to imply they are in full working order. Photographs are for illustrative purposes only and may show items that are not included in the sale of this property. 2) Due to Money Laundering Regulations 2003 we will ask all prospective purchasers for identification. 3) Buyers should seek verification from their solicitor about the legal title of this property.

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