



## Colnhurst Road, Watford, WD17

5  3  1 

GUIDE PRICE

**£980,000**  
**(£975,000)**

## Property details



### Key features

- Five bedroom detached family home
- Spacious open plan kitchen/dining/living area
- Granite worktops and integrated appliances
- Separate first floor living room
- Principal bedroom with dressing room
- Two further bathrooms
- Integral garage
- Driveway parking
- Located within the sought-after Coln Valley
- Situated in the popular Nascot Wood

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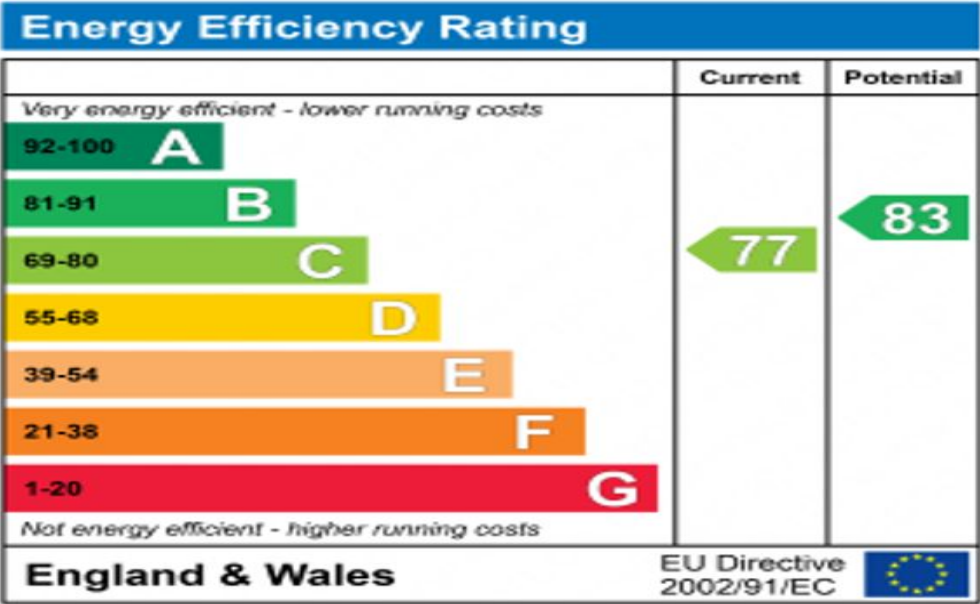
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(£975,000)

## Description

Situated on Colnhurst Road within the popular Cala development in the sought-after Nascot Wood area of Watford, this spacious five bedroom family home offers approximately 2,088 sq ft of accommodation including the integral garage. The ground floor is centred around a generous open plan kitchen/dining/family room overlooking the rear garden. Fitted with contemporary units, granite worktops, a five-ring gas hob and a range of integrated appliances, it provides an excellent space for everyday family life and entertaining. There is also a guest W/C and useful storage. The first floor comprises a spacious living room, two well-proportioned bedrooms and a four-piece family bathroom. The second floor provides the principal bedroom with a dressing room and en suite bathroom, together with two further bedrooms that are served by additional bathroom. Externally, the property enjoys garden with a patio leading out from the kitchen, together with an integral garage and driveway parking. Colnhurst Road is ideally positioned within the highly regarded Nascot Wood area, conveniently located for local amenities, excellent schools and Watford Junction station, offering fast and frequent services into London. Situation Watford town centre is approximately 1.5 miles distant with its excellent selection of shops, including the Atria Centre. Transport facilities include the Metropolitan Line at Watford station and the Main Line to Euston from Watford Junction (approx. 20 mins on the 'faster trains'). Junctions 5 and 6 give access to the M1 and Junction 19 to the M25 connecting with the national motorway network and airports. There is a good selection of schools, both state and private, to include Watford Boys and Girls Grammar Schools, Cassiobury Junior School, Nascot Wood Primary, Haberdashers Boys and Girls Schools, and York House. Cassiobury Park is a blue flag park and has over 190 acres of open space and woodland with a range of sporting and recreational facilities. The Grove Country Club is 1.3 miles distant. Property Ref Number: HAM-66722 Additional Information Estate Management charges payable annual £347.84 pa







# Floor plan

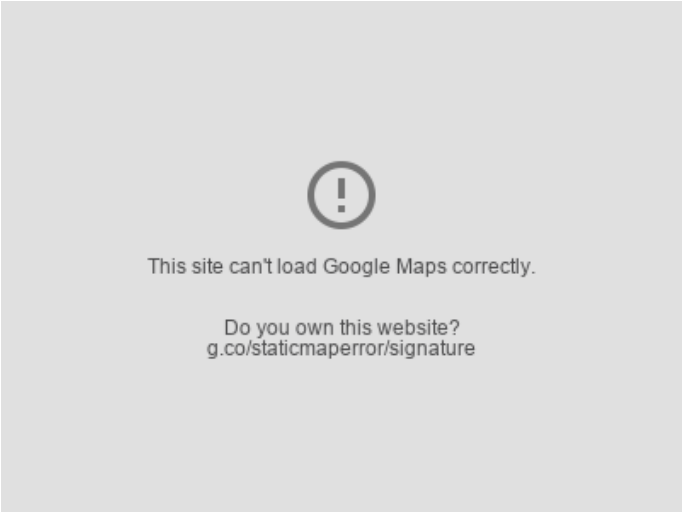
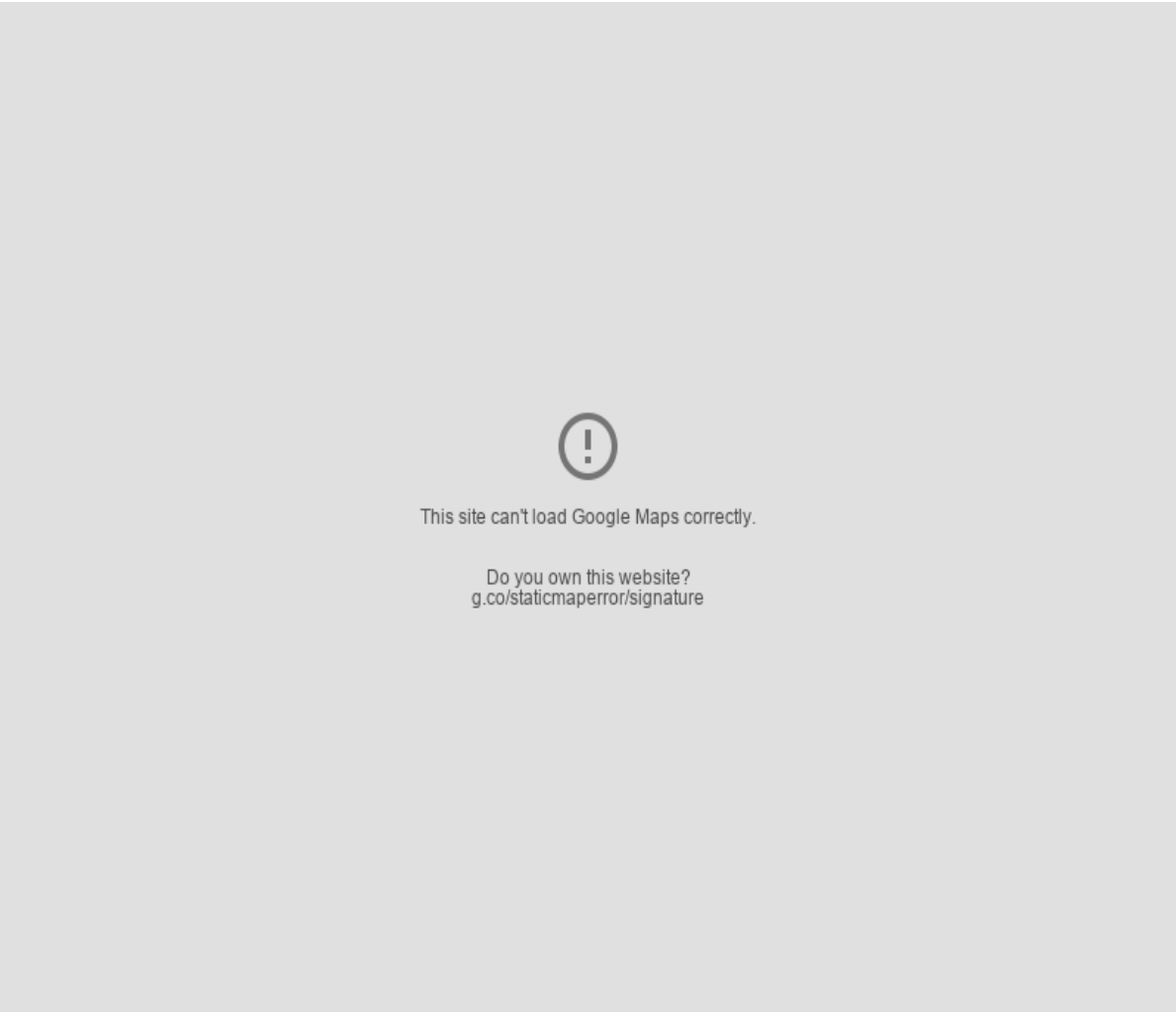
Approximate Area = 1898 sq ft / 176.3 sq m  
 Garage = 190 sq ft / 17.6 sq m  
 Total = 2088 sq ft / 193.9 sq m  
 For identification only - Not to scale



Certified Floor plan produced in accordance with RICS Property Measurement Standards incorporating

# Location

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# Hamptons

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