





House - Semi-Detached (EPC Rating: D)

KELMSCOTT CRESCENT, WATFORD, WD18 0NG

Asking Price

£799,950

5 Bedroom House - Semi-Detached located in Watford

A truly exceptional semi-detached home finished to the highest specification, offering five bedrooms, two bathrooms and downstairs cloakroom. Every inch has been refurbished with meticulous attention to detail - no expense spared, no corner overlooked. The property totals approximately 1,580sqft and includes a self-contained garden room with its own luxury bathroom suite, ideal as an annex, studio or home office. CHAIN FREE.

Ground Floor
A bright and inviting space that immediately impresses, offering access to the first floor and all main ground-floor rooms.

Lounge (16'8"×12'9"): A beautifully proportioned reception room with real wood shutter blinds.

Utility Room (10'4"×5'6"): Fitted with plumbing for washing machine and tumble dryer plus a water softener.

Pantry (10'4"×4'1"): A superb, thoughtfully planned pantry providing extra worktop space, bespoke cabinetry and plenty of power points.

Guest WC: A beautifully styled space with a crisp, modern aesthetic. Soft neutral tiles pair perfectly with geometric flooring and brushed-gold accents, creating a look that's both elegant and contemporary. The wall-mounted fixtures and sleek cabinetry maximise space, while the gold fittings add a refined, high-end touch - gorgeous finish to this thoughtfully designed room. Housing the boiler and 300-litre Megaflo system.

Kitchen/Dining Room (19'2"×18'1"): The showpiece of the home. A handcrafted Schüller kitchen with marble island, NEFF appliances, Liebherr full-height fridge and freezer, and Bora induction hob with integrated extractor. Instant boiling-water tap, underfloor heating and air conditioning complete the luxury.

Design highlights: Amtico Signature flooring with Wi-Fi-controlled underfloor heating, skylights with electric blinds, and Express Glide doors opening onto the garden.

First Floor
Bedroom1 (13'8"×9'9") and Bedroom2 (11'5"×11'0"): Both generous doubles with air conditioning and immaculate décor.

Family Bathroom (8'4"×7'1"): A full-sized wet room featuring crittall-style screens, premium fittings and a spa-like atmosphere.

Second Floor
Master Bedroom Suite (17'10"×8'10"): Occupying the top floor, this gorgeous bedroom features air conditioning, bespoke storage and striking full-length windows spanning wall-to-wall - flooding the room with natural light and offering a beautiful outlook over the garden.

Bedroom Five (9'3" × 7'0"): A great-sized single with fantastic flexibility, equally suited to a home office, nursery or bespoke dressing room.

Private Bathroom (7'4"×6'3"): Elegant and contemporary, completing the suite.

Garden & Annex
The landscaped garden offers a paved patio and lawn enclosed by modern panel fencing.
At the far end sits the self-contained garden room - a superb extension of the home with tri-fold doors, underfloor heating, hardwood floors, skylight and a luxury shower room. Ideal for guests, remote work, or independent living.

Exterior & Features
Block-paved driveway for two cars, framed by raised beds and fencing.

Entire property externally insulated and finished in smooth render with stone accents.

Schüco windows throughout (with the exception of the Express Glide kitchen doors).

High-security system: monitored alarm, 24/7 CCTV, and video entry.

Fully hardwired network infrastructure for seamless connectivity.

Summary
Chain-free and ready to move in, this home delivers the ultimate blend of design, technology and comfort. Every element - from the flooring to the fixtures - reflects uncompromising quality. A beautiful but unique property where luxury meets practicality. Freehold.

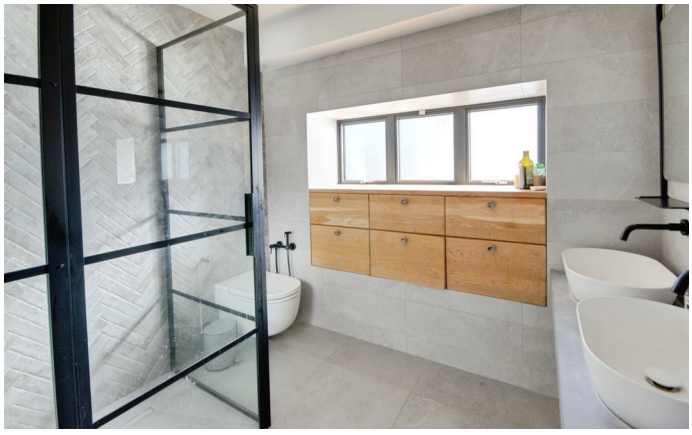
The EPC has been applied for and will be uploaded shortly.













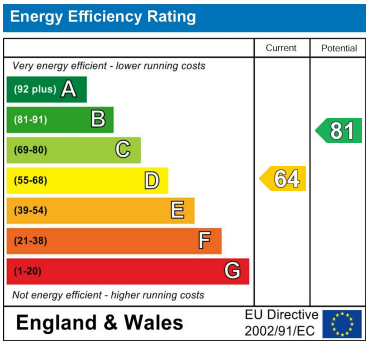
TOTAL FLOOR AREA : 1581 sq.ft. (146.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Performance Graph



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