



Cassiobury

PRICE GUIDE

£995,000

Sterling are delighted to have been favoured with sole agency instructions to market this rarely available four bedroom detached family residence located on an exclusive road on the Cassiobury estate.

The property provides convenient proximity to a range of transport links to include the M25, A41, M1, Watford Junction, Cassiobury metropolitan line and Kings Langley station. The property is also within close proximity to the highly regarded schools in the area including Nascot wood junior school.

The property offers a wealth of versatile accommodation internally including four bedrooms with ensuite to bedrooms one, three reception rooms as well as a good sized kitchen breakfast room, downstairs cloak room and utility room. Externally the property also excels with a carriage drive way to the front and a well landscaped rear garden.

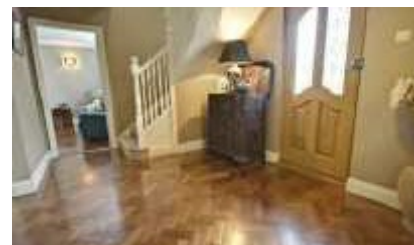
For further details or to arrange an internal visit please contact Sterling estate agents.







A beautifully presented four double bedroom 1930's detached family home located in the highly sought after Cassiobury location.



Ground Floor - The ground floor internal accommodation comprises an entrance hall with solid parquet flooring, a white two piece downstairs cloak room, study to front, lounge with parquet flooring and dual aspects to front and rear as well as a dining room with patio doors leading to the rear garden and a kitchen breakfast room.

First floor - The first floor landing has doors opening to all four double bedrooms, ensuite and family bathroom. All four of the bedrooms are of good proportions and bedroom one has the benefit of fitted wardrobes, providing extra storage space as well as a white three piece ensuite.

Outside - Externally the property to the front has a carriage driveway with parking for up to four cars, shrub borders and side access leading to the rear garden. The pleasant and secluded rear garden which is mainly laid to lawn with shrub borders has a generous patio ideal for entertaining.

The Situation - The Cassiobury Estate is a suburban residential area of Watford. It is bounded to the south by Cassiobury Park, the main public park in Watford, to the West by playing fields next to the River Gade, and to the northeast by Hempstead Road.

There is excellent access to the M25, A41, M1, Watford Junction, Watford Metropolitan station and Kings Langley station. As well as this it is also within close proximity to the highly regarded schools in the area including Nascot Wood Junior School.

Agency Notes - Thank you for showing an interest in a property marketed by Sterling Estate Agents.

Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Copy of your mortgage agreement in principal.
2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances.
3. Passport photo ID for ALL connected purchasers and a utility bill.

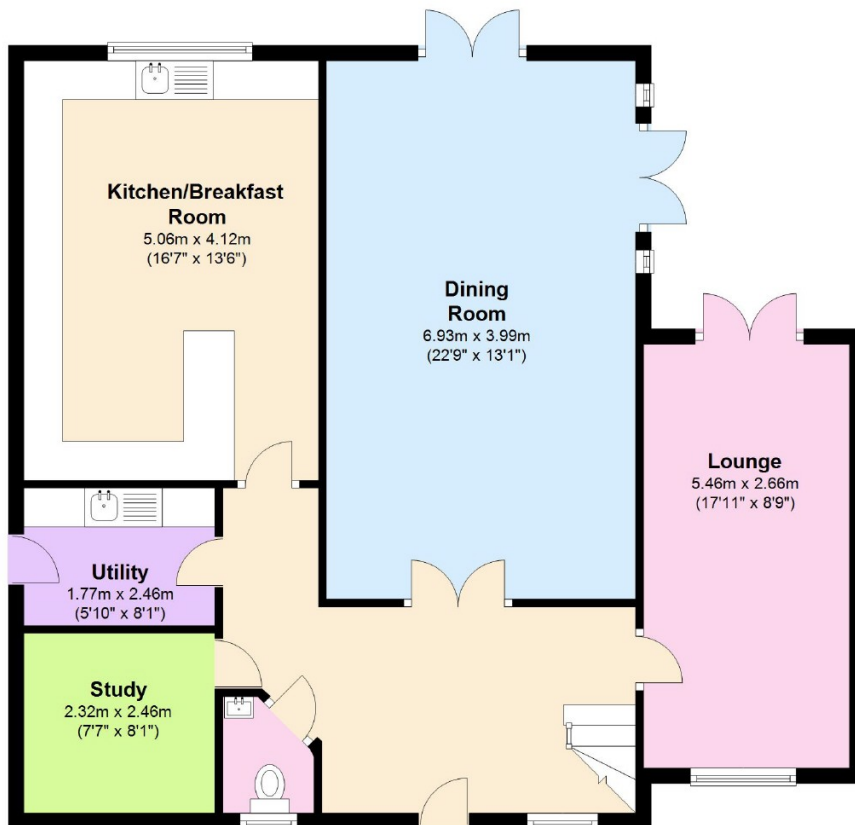
Unfortunately we will not be able to progress negotiations on any proposed purchase until we are in receipt of this information.

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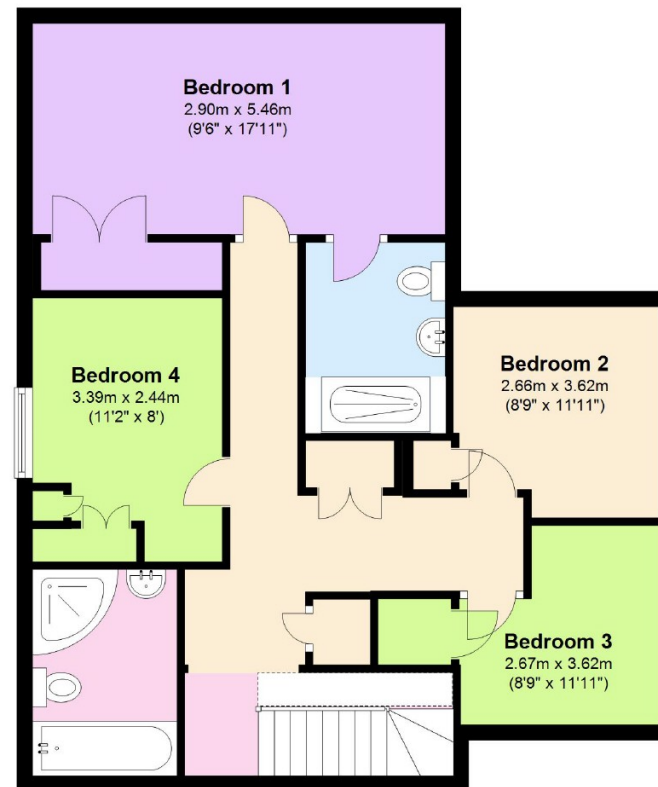




Ground Floor



First Floor



All measurements are approximate.
Plan produced using PlanUp.

Temptation comes in many forms...



Is there a **price** that would **tempt**
you to **sell** or **let** your **property**?

Contact us for a **free valuation**
and let's see if we can **tempt** you!

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Berkhamsted Select
& Country Homes:
01442 879 996

Hemel, Boxmoor
& Bovingdon:
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