

GUIDE PRICE

£475,000

Cassiobridge Road

, Watford, WD18 7QL

PROPERTY SUMMARY

Located on Cassiobridge Road in Watford, this delightful Victorian-style end-of-terrace cottage offers a perfect blend of charm and modern living. Spanning an impressive 1,038 square feet, the property boasts a spacious open-plan lounge/dining room that seamlessly connects to a contemporary kitchen. The inviting conservatory provides a serene retreat and direct access to the low-maintenance rear garden, perfect for summer gatherings.

On the first floor, you will find two generously sized double bedrooms, complemented by a beautifully appointed new period bathroom that exudes elegance. For those seeking additional space, a loft room with ladder access presents an excellent opportunity for a home office or gym, catering to your lifestyle needs.

The rear garden is designed for enjoyment, featuring a deck, outdoor lighting, and convenient plug sockets, making it a fantastic space for hosting outdoor events. Additionally, a well-equipped shed/workshop with both lighting and electrics adds practicality to this charming home.

Conveniently situated within a short stroll of local shops, a doctors' surgery, and Watford Met Station, this property is also close to Cassiobury Park, renowned for its natural beauty. Families will appreciate the proximity to Watford Boys Grammar and the vibrant Watford town centre, ensuring all amenities are within easy reach. Permit parking is available, adding to the convenience of this lovely home.

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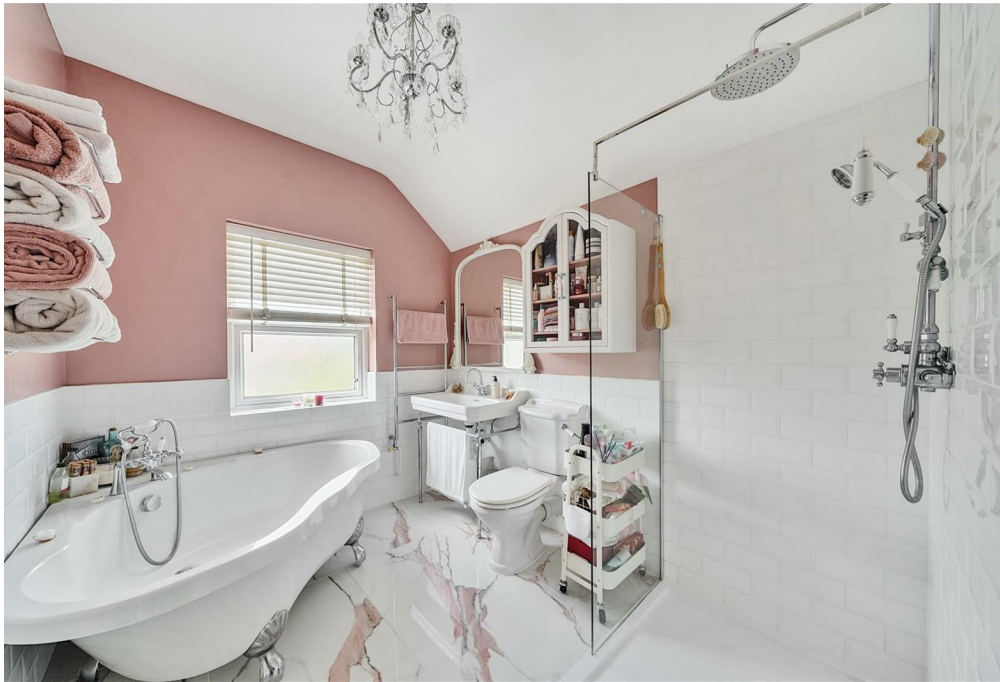


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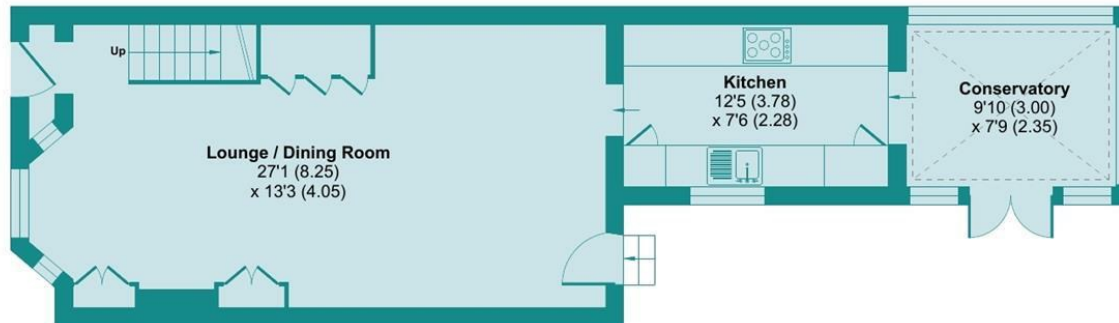
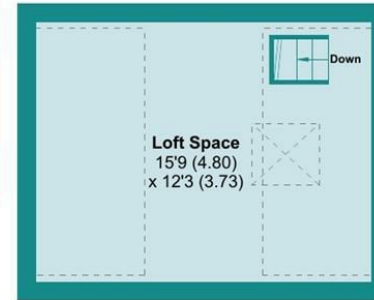
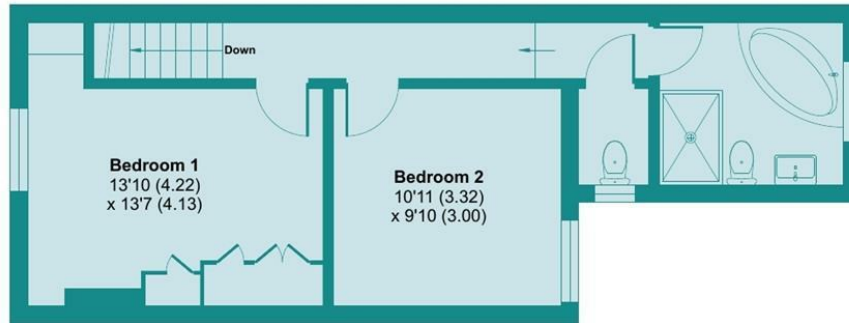
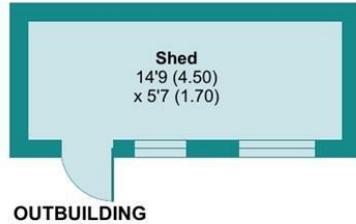


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Approximate Area = 1038 sq ft / 96.4 sq m
 Limited Use Area(s) = 125 sq ft / 11.6 sq m
 Outbuilding = 82 sq ft / 7.6 sq m
 Total = 1245 sq ft / 115.6 sq m

For identification only - Not to scale

Denotes restricted
head height



Garden
Approximate
51'3 (15.62)
x 15' (4.56)

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for James Estate Agents. REF: 1286751

LOCAL AUTHORITY
Watford Borough Council

TENURE
Freehold

COUNCIL TAX BAND
C

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	52	74
	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements