

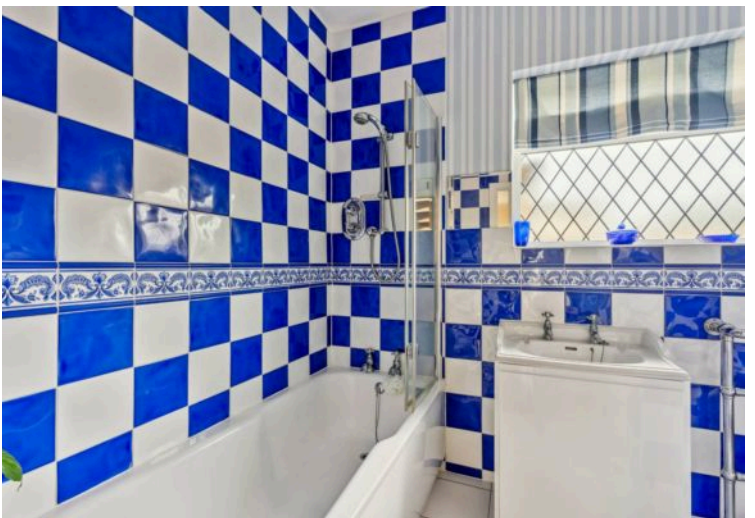


Cassiobury Park Avenue, Watford, WD18

Offers In Excess Of £1,000,000 Freehold

LIVING ROOM • KITCHEN/DINING ROOM • TWO GROUND FLOOR BEDROOMS • FAMILY BATHROOM • EN-SUITE
SHOWER ROOM TO BEDROOM ONE • TWO GARDENS • EXTERNAL SHED • GARDEN ROOM • DRIVEWAY

TREND & THOMAS
ESTATE AGENTS SURVEYORS & VALUERS



The entrance hall provides access to all rooms on the ground floor and staircase to the main bedroom on the first floor. There is a spacious living room with double doors straight out to the main garden. There is a kitchen/dining room with ample storage and a door to the rear leading to an external storage shed and round to the gardens/front of the property. There are two double bedrooms on the ground floor, both with built-in storage, and a family bathroom. The main bedroom is on the first floor which spans 21' and has the added benefit of an en-suite shower room and built-in wardrobes and storage.

To the left-hand side is the larger of two gardens mostly laid to lawn with well-maintained flower bed and shrubbed borders. To the right-hand side, is the smaller garden, again laid to lawn with well-maintained flower bed and shrubbed borders, but with the advantage of a stone paved patio and garden room to the rear.



This property is located on a the very popular Cassiobury Park Avenue. The Met Line station and the well-regarded Watford Boys Grammar school are both just a stone's throw away. Cassiobury Park is just a very short walk away and benefits from cafes, a bowls and lawn tennis club.

Nearest Station: 100ft - Watford Station

Council Tax band: F

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



Approximate Gross Internal Area
 Ground Floor = 107.9 sq m / 1,161 sq ft
 First Floor = 39.8 sq m / 428 sq ft
 Outbuildings = 61.7 sq m / 664 sq ft
 Total = 209.4 sq m / 2,253 sq ft



Illustration for identification purposes only,
 measurements are approximate, not to scale.
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Whilst these particulars are intended to give a fair description of the property, their accuracy is not guaranteed. Any purchaser must satisfy themselves as to the correctness of statements contained therein. These particulars do not constitute an offer or contract, and statements therein are made without responsibility, or warranty on the part of the vendor or Trend & Thomas, neither of whom are liable to expenses incurred should the property no longer be available.

It is not always possible on viewings to confirm the working order of the central heating or appliances included within the sale; therefore, we strongly recommend that prospective buyers satisfy themselves upon these matters before embarking upon the expense of purchase.

These particulars do not confirm that any fixtures and fittings mentioned are included within a purchase, unless otherwise stated, to include but not limited to carpets, curtains, furnishings, fittings, electrical goods, gas fires, light fittings etc.