





Property Description

Connells are pleased to offer to the market this six bedroom detached house located on the sought after Cassiobury Estate. The property would benefit from modernisation but offers a superb opportunity for someone to add their own stamp to a spacious property which would be ideal for the growing family.

This attractive property offers spacious living accommodation arranged over two floors. The ground floor comprises; a spacious reception hallway, three separate reception rooms (two of which are currently in use as bedrooms), a large kitchen / dining room, a utility room, and a bathroom. The first floor offers six bedrooms and two bathrooms. There is a garage and off-street parking for four cars, and gardens to three sides of the house.

The house is situated on the corner of Cassiobury Drive and Stratford Way, approximately half a mile from Watford Met Line Station and 0.7 of a mile from Watford Junction Station. The house is also ideally situated close to the local Cassiobury shops, café, and pub, and also close to Cassiobury Park and Watford High Street.

This property would make an ideal family home.

Viewings are highly recommended.

Entrance Porch

Front door

Entrance Hall

doors to reception rooms and lobby

Lounge/dining Room

26' 2" x 23' 4" MAX (7.98m x 7.11m MAX)
windows to the front and side, sliding patio doors to the garden, fireplace

Reception Room Two

17' 1" x 16' 4" (5.21m x 4.98m)
Windows to the front and side

Reception Room Three

12' x 8' 10" (3.66m x 2.69m)
Window to the side

Kitchen / Diner

24' 4" x 11' 4" (7.42m x 3.45m)
wall and base units, island unit, windows to the rear and side, door to the rear

Bathroom

shower, wash basin, WC, window to the rear

Utility Room

window to the side, wall mounted boiler, door to the garage

First Floor Landing

doors to the bedrooms and bathroom

Bedroom One

23' 3" x 13' 6" (7.09m x 4.11m)

Dressing area with doors to bedroom and en-suite bathroom, windows to the front and side

En-Suite

bath, wash basin, WC, windows to the rear and side

Bedroom Two

17' x 12' 1" (5.18m x 3.68m)

windows to the front and side

Bedroom Three

12' x 11' 2" (3.66m x 3.40m)

window to the front, walk in wardrobe

Bedroom Four

9' 11" x 9' 8" (3.02m x 2.95m)

window to the front

Bedroom Five

10' x 8' 10" (3.05m x 2.69m)

window to the side

Bedroom Six

11' 5" x 9' 3" (3.48m x 2.82m)

window to the rear

Family Bathroom

bath, wash basin, window to the side, Separate WC with window to the rear

Garage

doors to the front and rear, window to the

front

Garden

Gardens surround the property on three sides









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 01923 230 403
E watford@connells.co.uk

6 The Parade
 WATFORD WD17 1AA

EPC Rating: D

view this property online connells.co.uk/Property/WTF312520

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WTF312520 - 0019