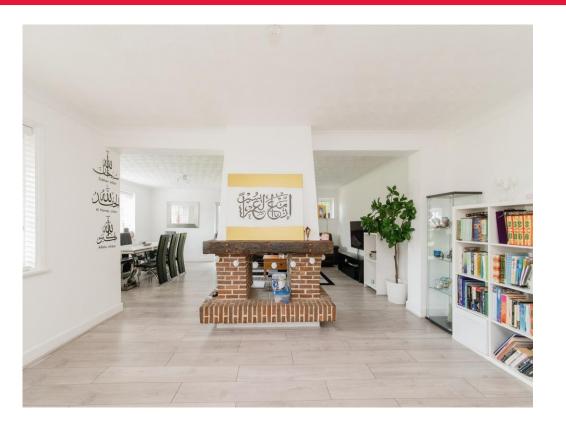


Cassiobury Drive Watford



# Cassiobury Drive Watford WD17 3AQ





# **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**

 $12^{\prime}\,$  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 ensuite 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

















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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

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6 The Parade WATFORD WD17 1AA

EPC Rating: D

Tenure: Freehold





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

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