



Connells

Cassiobury Drive  
Watford





## Property Description

Connells are delighted to bring this immaculately presented link-detached house to the market that is situated within the highly sought after Cassiobury Estate. The property briefly comprises a welcoming entrance hallway, a living room, a dining room, a modern fitted kitchen with separate utility area, three double bedrooms and a family bathroom suite. Benefits include an additional office room, gym room, a downstairs cloakroom, an en-suite and under-floor heating and air-conditioning. Further benefits include an easily maintainable rear garden with a brick built insulated outbuilding with electrics and lighting, a block paved driveway parking as well as holding the potential to extend (STPP).

An ideal family home, the property is conveniently located with access to several transport links including being approximately half a mile from Watford Met Line Station and 0.7 of a mile from Watford Junction Station as well as easy access to the M25, M1 & A41 motorways. There are a variety of well-regarded nurseries, primary schools and secondary schools within catchments including the Watford Grammar Boys School. The property is also situated close to the local Cassiobury shops, café, and pub, and close to award winning Cassiobury Park and Watford High Street with its further range of eateries, shops, entertainment and recreational facilities.

Viewings are highly recommended.

For more information or to arrange a viewing, please contact Connells today.

## Entrance Hall

Door to front aspect, custom built shoe storage and coat rail, stairs to first floor landing, under-stairs storage, under-floor heating.

## Cloakroom

Window to front aspect, WC, wash hand basin, under-floor heating.

## Office

5' 2" x 4' 2" ( 1.57m x 1.27m )

Window to front aspect.

## Kitchen

17' 8" x 11' 3" ( 5.38m x 3.43m )

Fitted kitchen comprised of wall and base units with marble work surfaces to complement, window to rear aspect, sink with drainer, electric and gas hob with extractor hood, two eye level electric ovens, integrated dishwasher and fridge/freezer, under-floor heating, breakfast bar area.

## Utility

6' x 5' 6" MAX ( 1.83m x 1.68m MAX )

Window to side aspect, door to rear garden, plumbing for washing machine.

## Hallway

## Gym

13' 7" x 6' ( 4.14m x 1.83m )

Under-floor heating.

## Lounge

18' 9" MAX x 13' 9" MAX ( 5.71m MAX x 4.19m MAX )

Bi-folding doors to rear garden, under-floor heating, air-conditioning, television & telephone points.

## Dining Room

13' 2" MAX x 8' 7" MAX ( 4.01m MAX x 2.62m MAX )

Window to side aspect, patio doors to rear garden, under-floor heating.

## First Floor Landing

Stairs from entrance hall, window to front aspect, storage cupboard, loft access, radiator.

## Bedroom One

13' 7" MAX x 12' 2" MAX ( 4.14m MAX x 3.71m MAX )

Windows to front aspect, range of fitted wardrobes, draws and dressing table, air conditioning, radiator.

## Bedroom Two

13' 7" MAX x 9' 8" MAX ( 4.14m MAX x 2.95m MAX )

Window to rear aspect, air conditioning, radiator.

## Bedroom Three

12' MAX x 11' 6" MAX ( 3.66m MAX x 3.51m MAX )

Window to rear aspect, radiator, door to en-suite.

## En-Suite

Window to side aspect, shower cubicle, wash hand basin.

## Bathroom

Bath with mixer taps and overhead shower, glass shower screen, vanity basin, hand towel rail.

## Wc

Window to side aspect, WC, vanity basin.

## Outside

## Front Garden

Block paved driveway for several cars.

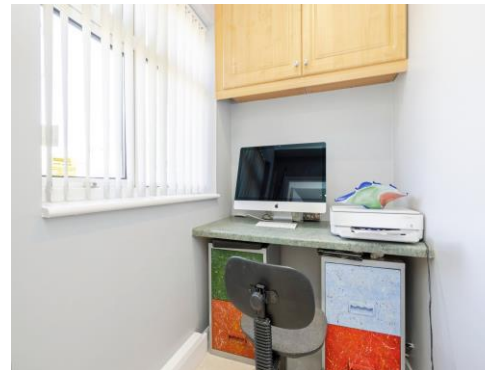
## Rear Garden

Fence enclosed, fully paved, side access, access to brick built outbuilding.

## Outbuilding

12' 3" x 11' 3" ( 3.73m x 3.43m )

Brick built, insulated with electrics and lighting.



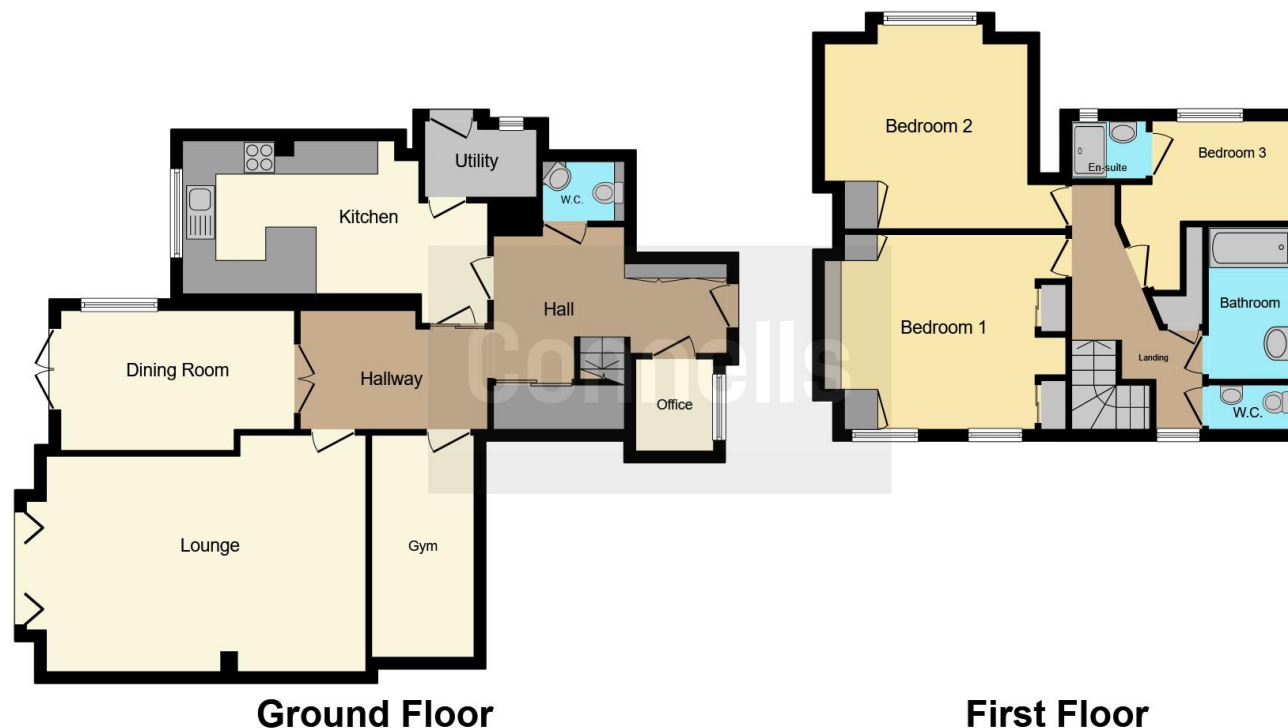












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01923 230 403**  
**E [watford@connells.co.uk](mailto:watford@connells.co.uk)**

6 The Parade  
 WATFORD WD17 1AA

**EPC Rating: C**

Tenure: Freehold

**view this property online** [connells.co.uk/Property/WTF314279](http://connells.co.uk/Property/WTF314279)



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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WTF314279 - 0007