





Property Description

**** NO UPPER CHAIN **** Connells are delighted to bring this detached family home to the market that is situated on a peaceful cul de sac within the highly sought after Cassiobury Estate. The property is comprised of two reception rooms, a well-appointed fitted kitchen, three well-proportioned bedrooms and a family bathroom suite. Benefits include a downstairs cloakroom, off-street driveway parking, a double garage, a well-maintained rear garden as well as holding the scope for modernisation as well as the potential to extend (STPP).

An ideal family home, the property is within a short distance of local shops, amenities and several highly regarded schools including Cassiobury Infant School and Watford Grammar schools. The award winning Cassiobury Park, The Grove luxury hotel, spa and golf resort and the Grand Union canal are also within proximity. Watford town centre with its comprehensive shopping and transport facilities is within two miles and the M1, M25 & A41 road networks are within a short drive.

Viewing is highly recommended.

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

Entrance Porch

Entrance Hall

Cloakroom

Living Room

21' x 12' 6" (6.40m x 3.81m)

Dining Room

10' 8" x 10' 3" (3.25m x 3.12m)

Kitchen

10' 7" x 9' 3" (3.23m x 2.82m)

First Floor Landing

Bedroom One

20' x 11' 1" (6.10m x 3.38m)

Bedroom Two

13' 8" x 10' 5" (4.17m x 3.17m)

Bedroom Three

10' 8" x 10' 2" (3.25m x 3.10m)

Bathroom

Outside

Front Garden

Garage

14' 9" x 17' 4" (4.50m x 5.28m)

Rear Garden









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

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 Council Tax
 Band: F

Tenure: Freehold

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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.

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