



Langley Way, Watford, WD17 3EG  
Offers In The Region Of £1,200,000 Freehold

Council Tax Band G

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An opportunity to acquire this bright and spacious 4 BEDROOM, 2 BATHROOM (1 EN SUITE) DETACHED family home situated on a corner plot, in the heart of the Cassiobury Estate, with the benefit of an approx 80 ft mature rear garden, pretty front garden and driveway providing off street parking for 2/3 cars.

The well planned accommodation includes an open plan fitted kitchen and family /dining room, beautifully appointed lounge with doors on to the patio, guest cloakroom and utility room to the ground floor. The 1st floor provides a principal bedroom with en suite shower room, 3 further bedrooms and family bathroom/wc. Fitted wardrobes to all bedrooms and oak flooring to ground floor.

Ideally situated just a stone's throw to Cassiobury's local shops, as well as being within easy reach of Watford's Atria shopping centre, Watford Junction (London Euston 18 mins), M25 and M1 motorways. Good choice of primary and secondary schools including Watford Grammar Boys and Girls schools. Cassiobury Park is just a 5 minute walk away.

Excellent potential to extend to side and rear if required (STPP). Sole Agent.

NB. This property is owned by an employee of Real Estates.





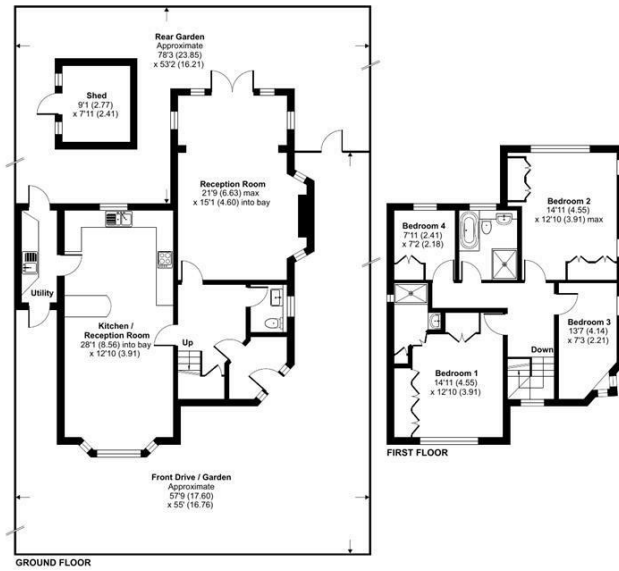
# Langley Way, Watford, WD17

Approximate Area = 1607 sq ft / 149.2 sq m

Outbuilding = 72 sq ft / 6.6 sq m

Total = 1679 sq ft / 155.8 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		82
Decent energy efficiency - lower running costs	C	65	
Some energy efficiency - lower running costs	D		
Low energy efficiency - higher running costs	E		
Very low energy efficiency - higher running costs	F		
Least energy efficient - higher running costs	G		

EU Directive



**Certified Property Measurer** Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2024. Produced for Real Estates. REF: 1170034



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