



Cassiobury Drive, Watford

Guide Price £1,450,000

proffitt
& holt





Cassiobury Drive

Cassiobury, Watford



Proffitt & Holt are delighted to present this impressive seven-bedroom, five-bathroom, semi-detached property, located in the prestigious Cassiobury Estate. Recently renovated to a high standard, this exceptional home spans three floors and offers ample space for modern family living.

As you enter, you're welcomed by a spacious entrance hall featuring a striking galleried landing with an elegant chandelier at its centre. A versatile open room currently serves as a space for a pool table, setting the tone for the property's stylish and modern design.

The ground floor provides a further two generously sized reception rooms. The front reception room features contemporary design and feature lighting, creating a comfortable, relaxed environment. The second reception room at the rear opens onto the expansive garden through folding doors, perfect for indoor-outdoor entertaining.

The sleek, modern kitchen boasts marble worktops, high-end appliances, and a central island with a gas hob and extractor above. With its direct garden access, the kitchen is ideal for hosting and daily family life.

Upstairs, each of the seven double bedrooms offers spacious accommodation, and all are finished to a high standard. This home exudes a clean, stylish aesthetic throughout, with no detail overlooked in its comprehensive renovation.

The garden features a large outbuilding, currently utilised as a gym, providing extra versatile space. The property also benefits from a driveway with parking for multiple vehicles.

Located within walking distance of the town centre, Cassiobury Park, and the Met Line station, this property combines luxurious family living with easy access to amenities. Offered with no upper chain.



Cassiobury Drive

Cassiobury, Watford

Cassiobury is a popular residential area and located within a short walk to highly regarded schools, local amenities, the Green Flag award-winning Cassiobury Park, Watford Metropolitan Line station, Watford Junction mainline station and Watford town centre. The town centre provides extensive shopping, transport, and entertainment facilities, including the Atria Watford Shopping & Leisure Centre, The Palace and Pumphouse theatres, Watford Colosseum, and numerous restaurants. For the road user, both the M1 and M25 motorways can be reached, typically, within a drive of five/ten minutes. Watford Metropolitan Line station and Watford Junction mainline station provide fast and frequent services to London.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Seven spacious double bedrooms
- Five modern bathrooms
- Superb Finish
- Large entrance hall with galleried landing
- Modern Kitchen
- Expansive garden with gym outbuilding
- Prime Location
- No upper chain





For broadband and mobile speeds see:

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

General Information

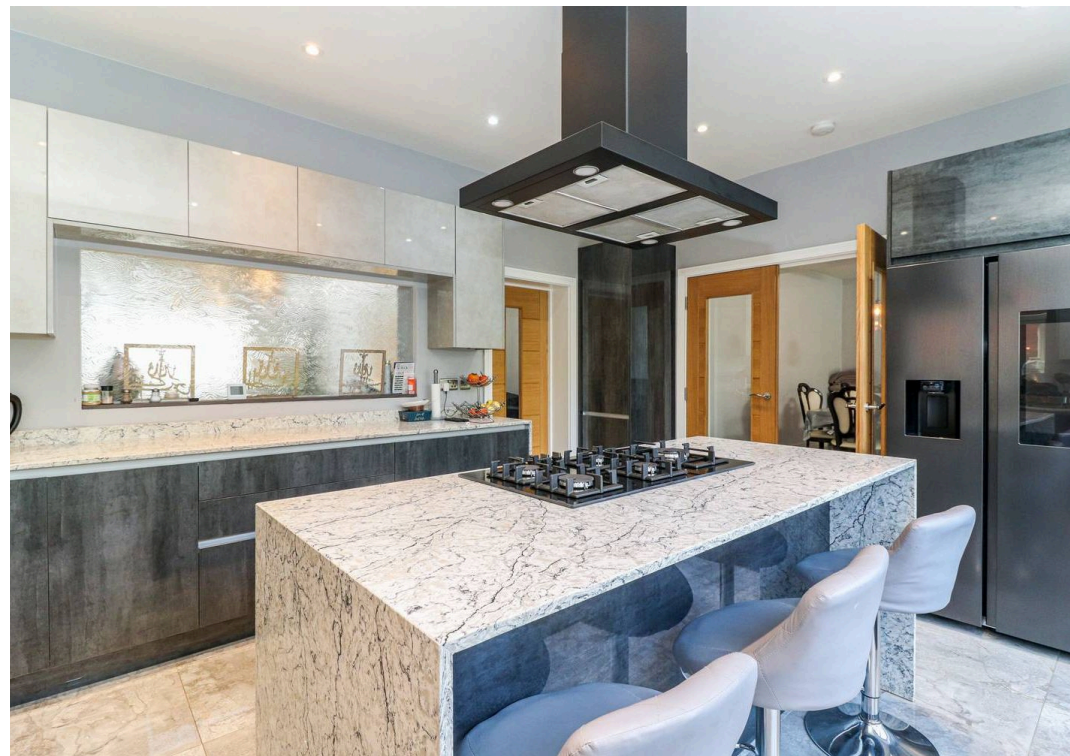
Services

Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

Fixtures and Fittings

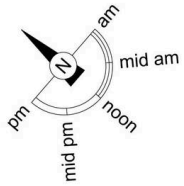
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.



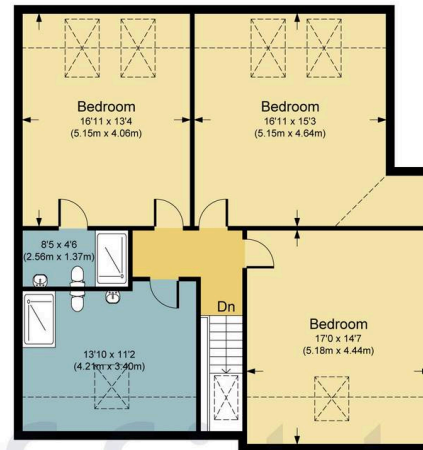




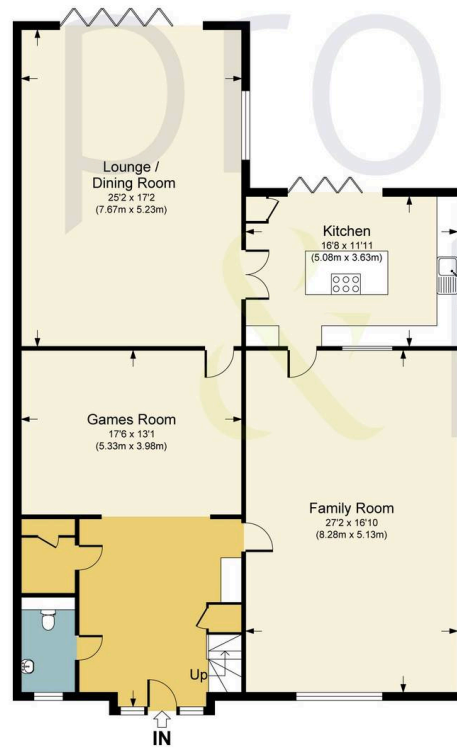




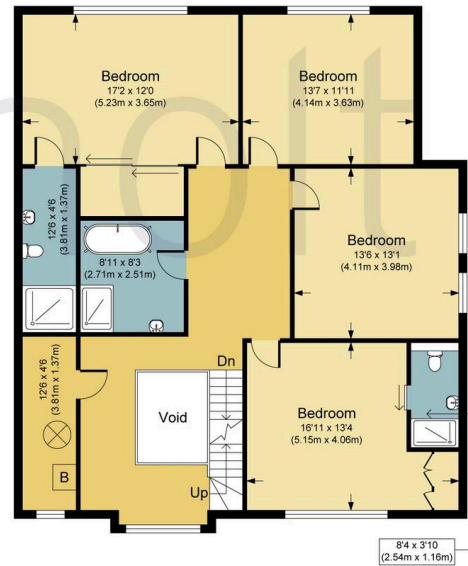
----- Restricted Head Height



Second Floor



Ground Floor



First Floor

CASSIOBURY DRIVE, WD17

APPROX. GROSS INTERNAL FLOOR AREA 3979.31 SQ FT / 369.69 SQ M.

PHOTW : THIS IMAGE IS ILLUSTRATIVE ONLY - NOT TO SCALE. COPYRIGHT: THE IMAGE TAILOR LTD. 2024.





Proffitt & Holt – Watford

141 The Parade, High Street – WD17 1NA

01923 222522 • watford@proffitt-holt.co.uk • www.proffitt-holt.co.uk/

