



Orchard Drive, Cassiobury, Watford

In Excess of £1,175,000

proffitt
& holt





Orchard Drive, Cassiobury

Watford

This stunning large five-bedroom semi-detached home, set within the sought-after Cassiobury estate, has been decorated to an exceptionally high standard throughout. Boasting a perfect blend of contemporary elegance and period charm, this property offers spacious and beautifully appointed living areas ideal for modern family life.

Upon entering, you are welcomed by a large bright entrance hall leading to a formal living room, a versatile family room, and a breath-taking open-plan kitchen/dining area with bi-folding doors that seamlessly connect to the picturesque rear garden. The kitchen is fitted with high-quality appliances, stylish cabinetry by Neptune, and a large island, making it the perfect space for entertaining. Further features include a ground floor WC and utility room. The first floor features four well-proportioned bedrooms and a luxurious shower room, while the impressive principal suite occupies the second floor, complete with a spacious bedroom, dressing room, and a contemporary en-suite.

Externally, the beautifully landscaped rear garden enjoys a private setting with a large patio area, a well-manicured lawn, and a detached garden room, ideal for use as a home office or gym. The property also benefits from a driveway, providing off-street parking and an EV charging point. Located within close proximity to the award winning Cassiobury Park, excellent local schools, and Watford Junction station (20 mins to London). This is a rare opportunity to acquire a truly exceptional family home. Viewing highly recommended.

Council Tax Band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D





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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, two theatres, Watford Colosseum, and numerous restaurants. 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.

- Characterful, large, five bedroom, semi-detached period family home spanning 3 floors
- High Decorative Standard
- Dressing Room and En-Suite to Master
- Large mature landscaped private rear garden
- Separate garden room / home office / gym
- Driveway parking with EV charging
- Sought-after location close to the award winning Cassiobury Park (5 minutes walk) and local sports facilities
- Close to excellent schools including both Grammar Schools
- Local train services to London in 20 minutes





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.

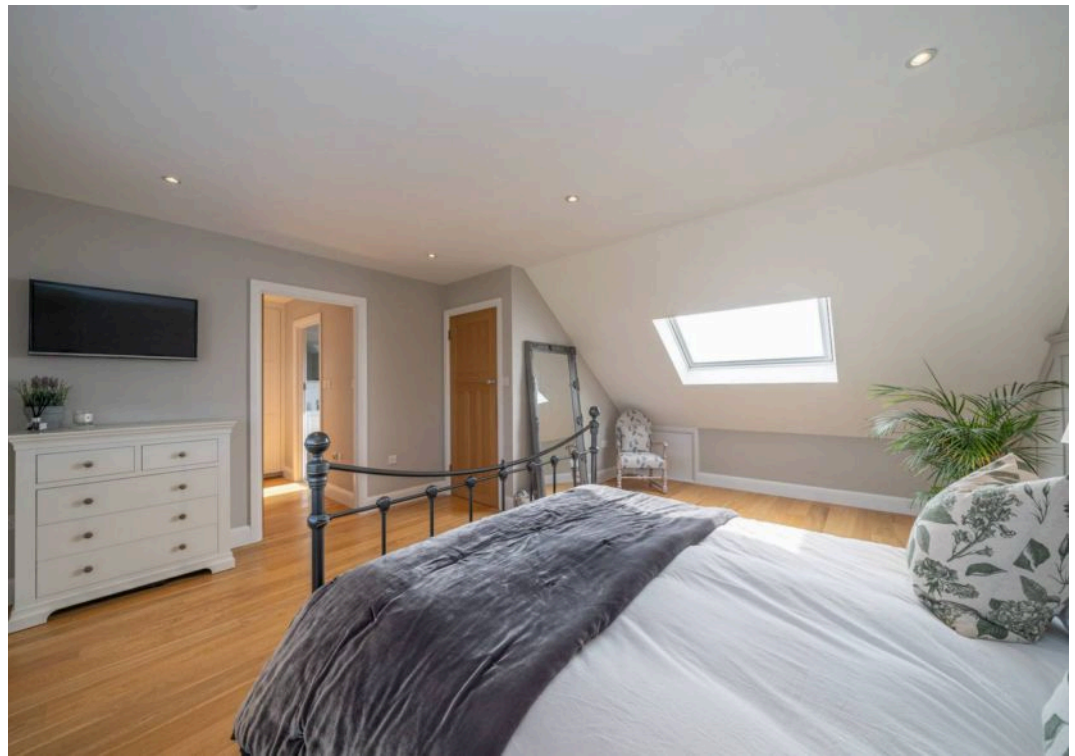
Fixtures and Fittings

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



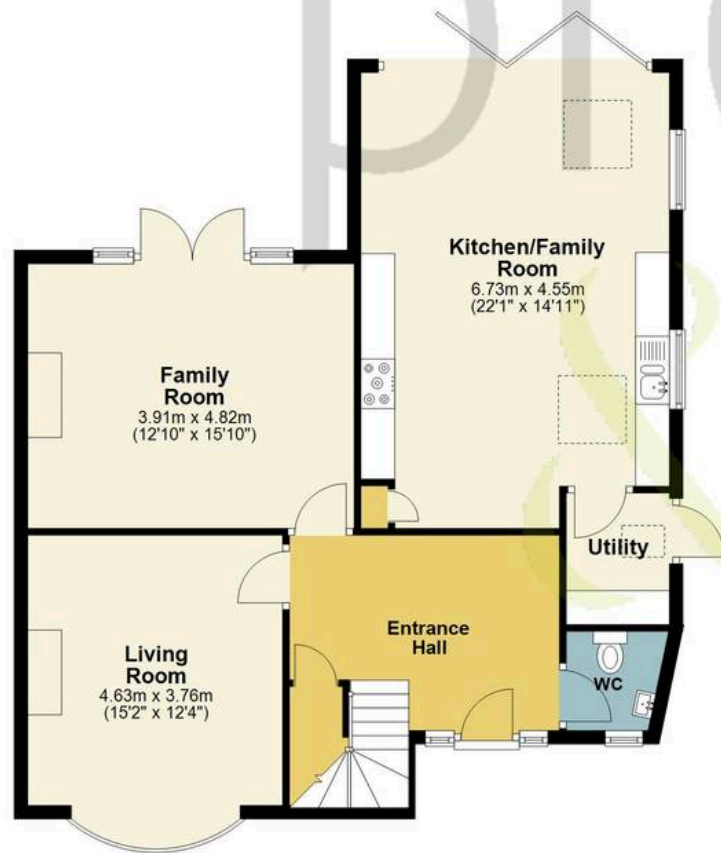






Ground Floor

Approx. 107.5 sq. metres (1157.3 sq. feet)



First Floor

Approx. 68.8 sq. metres (740.5 sq. feet)



Second Floor

Approx. 40.8 sq. metres (439.3 sq. feet)



Total area: approx. 217.1 sq. metres (2337.1 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property.

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Proffitt & Holt - Watford

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