

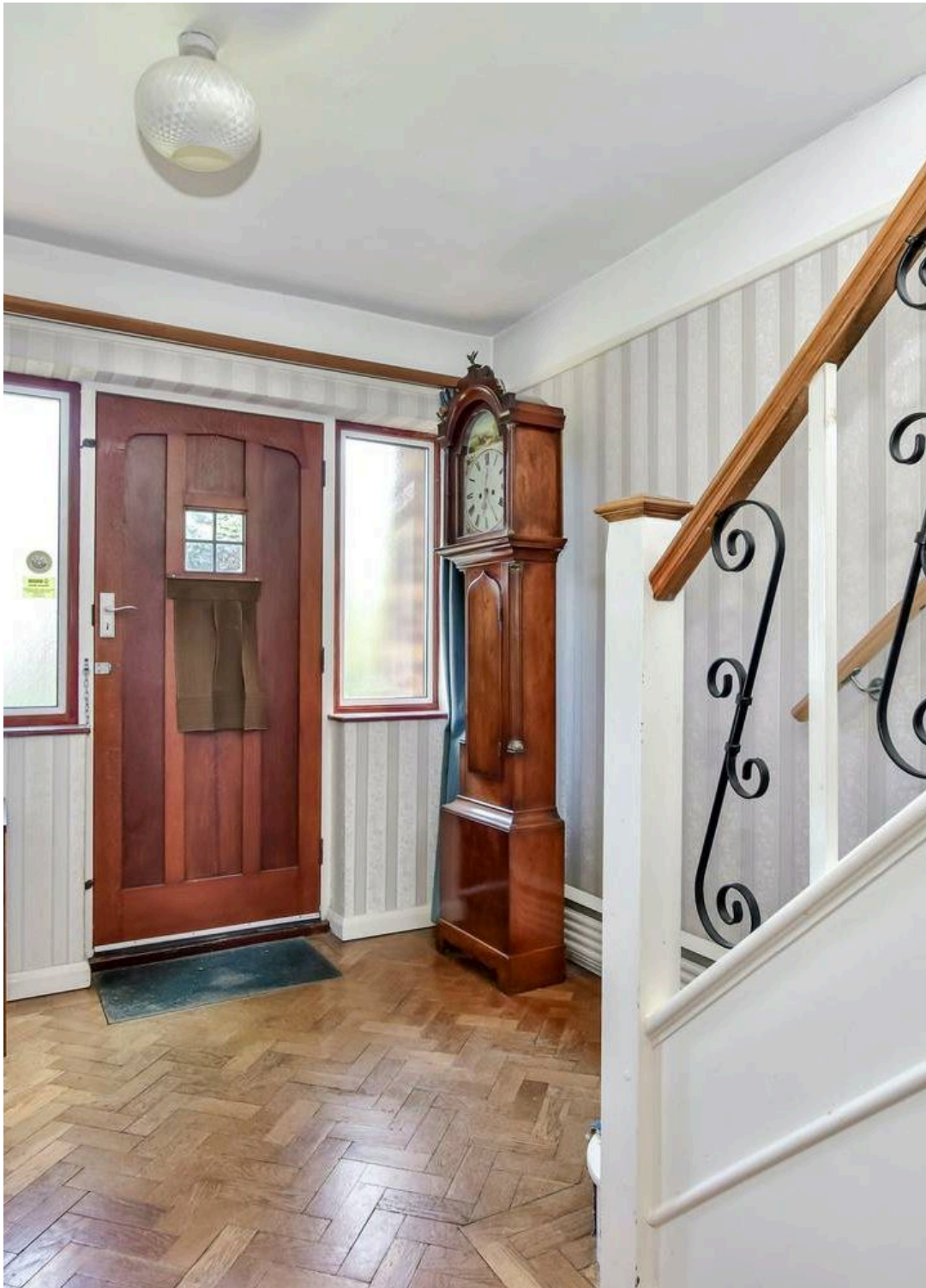


Cassiobury Drive, Watford

In Excess of £1,000,000

proffitt
& holt





Cassiobury Drive

Watford

Situated in the highly sought-after Cassiobury Estate, just moments from the picturesque Cassiobury Park, this spacious four-bedroom detached home offers an excellent opportunity for renovation and the potential to create a truly bespoke family residence.

Set behind a private driveway, the property welcomes you into a spacious entrance hall, leading to a well-proportioned dining room, a bright living room, and a separate kitchen. A conservatory at the rear enhances the living space, offering stunning views of the mature and beautifully maintained garden, which extends an impressive 60 metres—a standout feature of this home. Upstairs, the property offers three double bedrooms, a single bedroom, a family bathroom, and a separate WC. Additionally, a self-contained 'granny flat' with an en-suite and kitchenette provides versatile accommodation, ideal for multi-generational living, a home office, or the potential to be reimagined as a luxurious master bedroom with en-suite and walk-in dressing room.

Further potential lies in the double-length attached garage, which offers excellent storage and could be incorporated into the main living space, subject to planning permissions. The home also benefits from a downstairs WC, making it well-suited for modern family living.

Outside, the expansive 60m garden provides a serene outdoor retreat, perfect for relaxation, entertaining, or future landscaping projects. With the potential for extension (STPP), this space presents an exciting opportunity to enhance both the interior and exterior of the home.

Located just a 5-minute walk from the highly regarded Cassiobury Infant & Junior Schools, the property is also within easy reach of a pleasant 5-acre recreational area, accessible via the cul-de-sac—ideal for families and outdoor enthusiasts.

Homes of this nature in Cassiobury are rarely available—call Proffitt & Holt today to arrange your viewing and avoid missing out on this fantastic opportunity!



Cassiobury Drive

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-EER: D



- Four Bedrooms
- Detached House
- Attached Double-Length Garage
- 60m Garden
- Granny Flat
- Two Bathrooms
- Two Kitchens
- Scope for Expansion and Modernisation
- Close to Cassiobury Park



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.

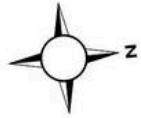






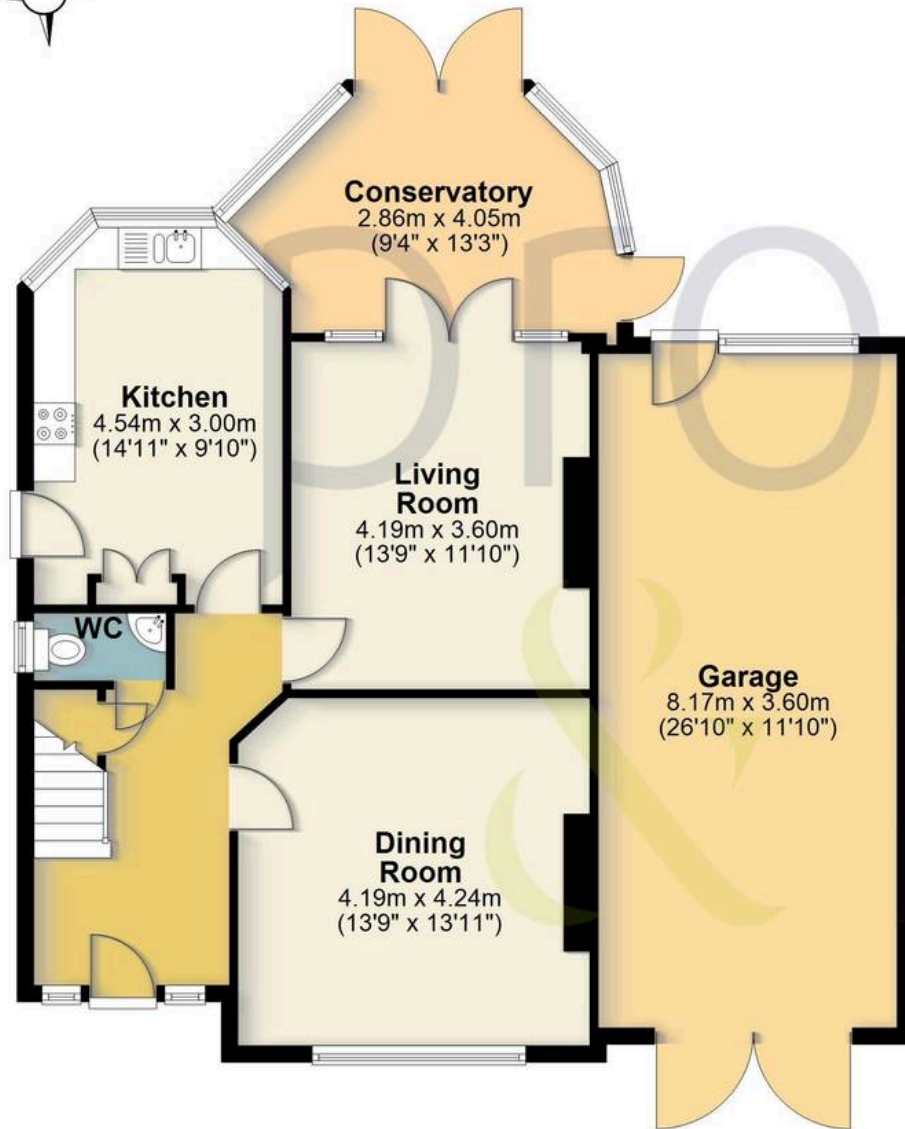






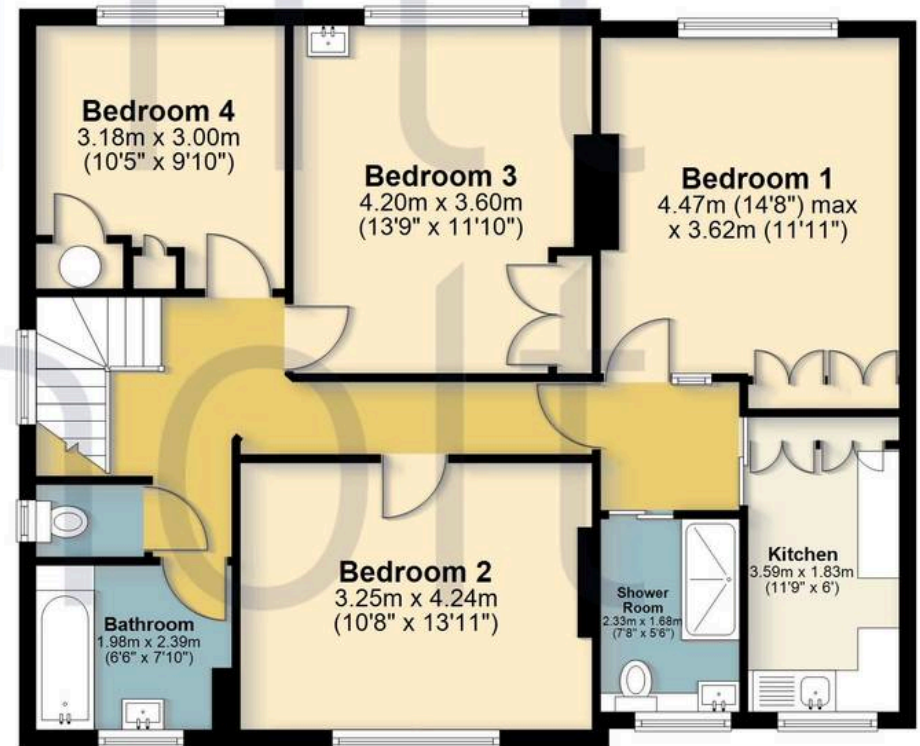
Ground Floor

Approx. 100.2 sq. metres (1078.6 sq. feet)



First Floor

Approx. 87.4 sq. metres (940.7 sq. feet)



Total area: approx. 187.6 sq. metres (2019.3 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - Unauthorised reproduction prohibited.

Plan produced using PlanUp.





Proffitt & Holt – Watford

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