



Cassiobury Drive, Watford
£1,250,000

proffitt
& holt





Cassiobury Drive

Cassiobury, Watford

A spacious and versatile four-bedroom, detached residence, enviably located on the prestigious Cassiobury Estate in a cul-de-sac, within easy reach of highly regarded schools, transport links, local shops and the open spaces of Cassiobury Park. This attractive family home is set well back from the road behind a large private driveway providing off-street parking for several vehicles and access to an integral garage.

Internally, the property offers generous and flexible accommodation, including three reception rooms: a bright and expansive lounge, a formal dining room, and a front-facing study—ideal for home working. The ground floor also features a well-proportioned kitchen with lean-to and views over the rear garden, a guest cloakroom, and access to the garage. Upstairs, there are four comfortable bedrooms and a family bathroom, with ample built-in storage throughout.

One of the standout features of this property is the beautifully mature rear garden, extending over 30 metres in length, offering a high degree of privacy and an excellent space for outdoor enjoyment and entertaining. Additional benefits include a range of outbuildings, including a utility room, an office and a summer house with two versatile garden rooms ideal for hobbies, storage, or further office use.

Located on one of Watford's most desirable roads, this charming home offers excellent potential for a growing family and easy access to Watford Met Station, the town centre, and major road links.





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: D

- Prestigious Cassiobury location
- Four double bedrooms
- Three reception rooms
- 30m+ private garden
- Large driveway parking
- Integral garage
- Versatile outbuildings
- Close to schools & station
- Cul-de sac location





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.



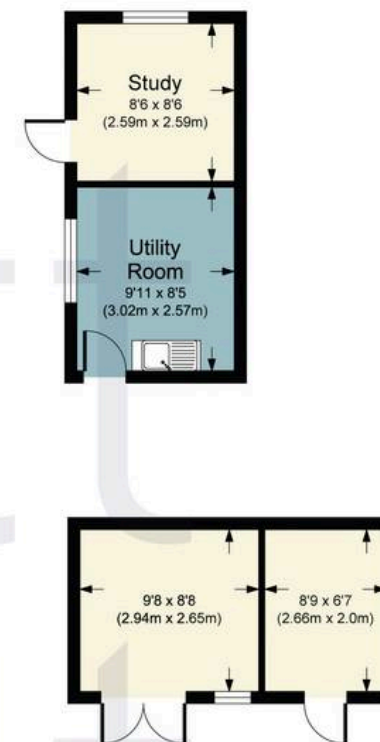




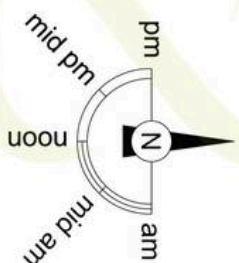
Ground Floor



First Floor



Outbuilding



CASSIOBURY DRIVE, WD17

APPROX. GROSS INTERNAL FLOOR AREA 2506.16 SQ FT / 232.83 SQ M. INC. OUTBUILDING

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Proffitt & Holt – Watford

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