



Devereux Drive, Cassiobury, Watford

In Excess of £1,200,000

proffitt
& holt





Devereux Drive

Cassiobury, Watford

Located on the highly sought-after Devereux Drive, this extended detached family home offers spacious and versatile accommodation, ideally positioned for access to excellent local schools, award-winning Cassiobury Park, and superb transport links including Watford Junction and major motorways.

The ground floor features a generous entrance hallway, guest cloakroom, a spacious sitting room to the front, a large open-plan kitchen/dining room with double doors leading out to the rear garden, and a substantial living/family room to the rear with bi-folding doors opening onto the patio. There is also a sizeable study offering an ideal space for working from home or use as a playroom. Upstairs, the property benefits from a bright and spacious landing, 4 well-proportioned double bedrooms, including a principal bedroom with en suite shower room, and a separate family bathroom. Externally, there is off-street parking for up to 3 vehicles at the front, with gated, covered side access to the rear that enjoys a secluded south-west facing mature garden with lawn, established planting, and decked and paved patio areas—perfect for outdoor dining and entertaining, with access from both the kitchen/dining room and the living/family room.

Council Tax Band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D and EPC Environmental Impact Rating: E



Devereux 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 Intu Watford Shopping 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 into London.

- Sought-after Cassiobury location
- Extended detached family home
- Four double bedrooms
- Spacious living/family room with bi-folding doors
- Separate sitting room
- Dedicated study/home office
- Large kitchen-diner with garden access
- Bathroom and en-suite to master
- Driveway parking
- Private garden with lawn and patio





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

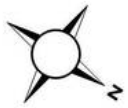
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.





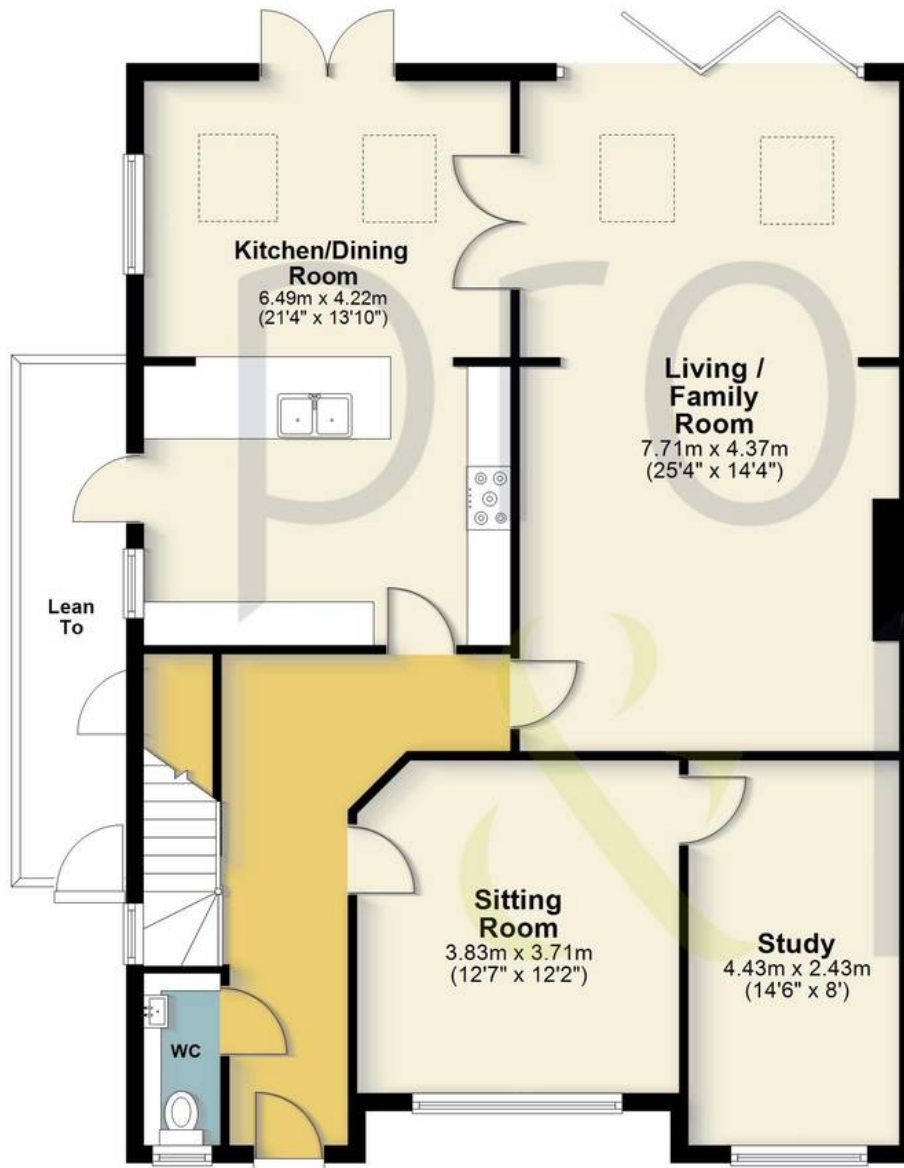






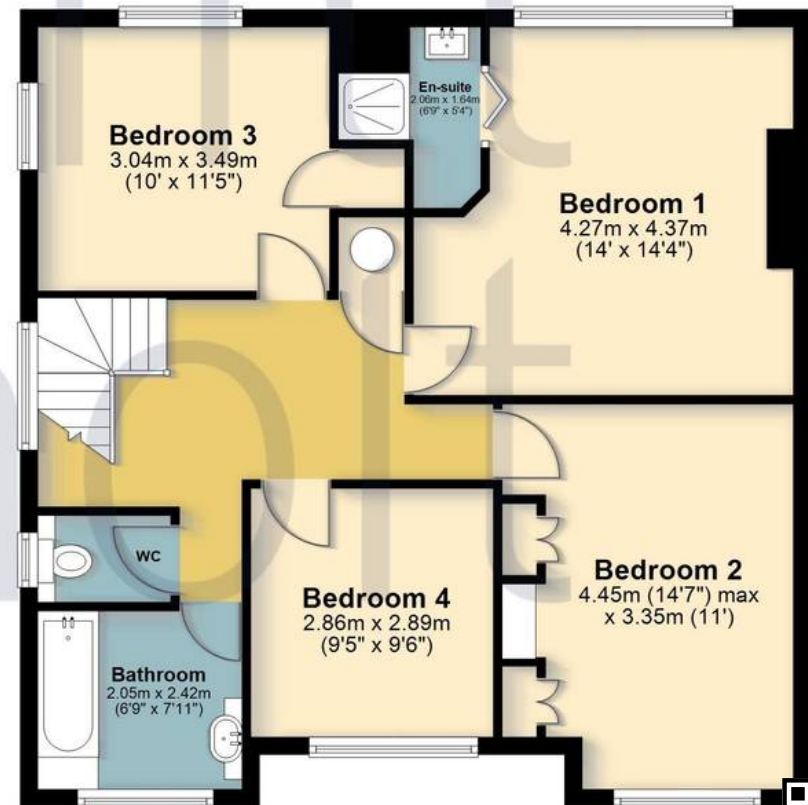
Ground Floor

Approx. 104.0 sq. metres (1119.7 sq. feet)



First Floor

Approx. 74.7 sq. metres (803.9 sq. feet)



Total area: approx. 178.7 sq. metres (1923.6 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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