

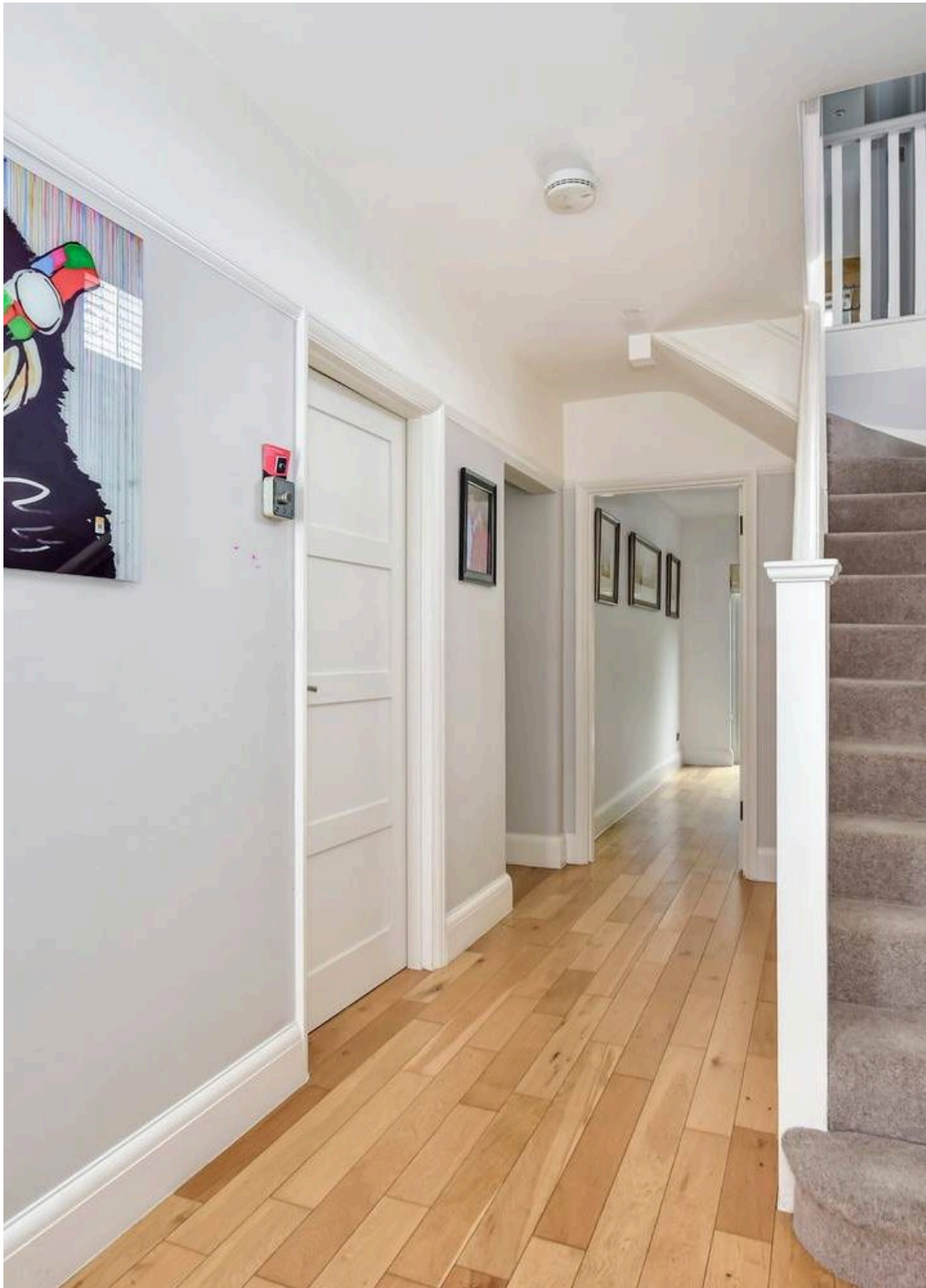


Parkside Drive, Cassiobury, Watford

In Excess of £1,250,000

proffitt
& holt





Parkside Drive, Cassiobury

Watford

Located on the sought-after Cassiobury Estate, this four-bedroom detached home is offered for sale with no onward chain and provides generous and well-presented accommodation.

The ground floor comprises a spacious entrance hall, two reception rooms with feature fireplaces and wood flooring, and a modern kitchen/dining room fitted with integrated appliances. Bi-fold doors open directly from the kitchen onto a large terrace, creating an ideal space for entertaining. A cloakroom completes the layout on this level.

Upstairs, the principal bedroom benefits from an en suite shower room and Juliet balcony overlooking the rear garden. A second double bedroom also has its own en suite, while two further bedrooms are served by a contemporary family bathroom.

The rear garden has been attractively landscaped, with a lawn, mature borders and a feature pond. A detached garden room with power, lighting and bi-fold doors offers flexible use as a home office, gym or studio.

To the front, the property is approached via a carriage driveway providing off-street parking for several vehicles and access to the garage.

For more information, or to arrange a viewing, please contact Proffitt & Holt.



Parkside 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.

Council Tax Band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Four Bedrooms
- Three Bathrooms
- Detached Family Home
- High Quality Finishes Throughout
- Driveway Parking
- Garage
- Sought-After Cassiobury 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.





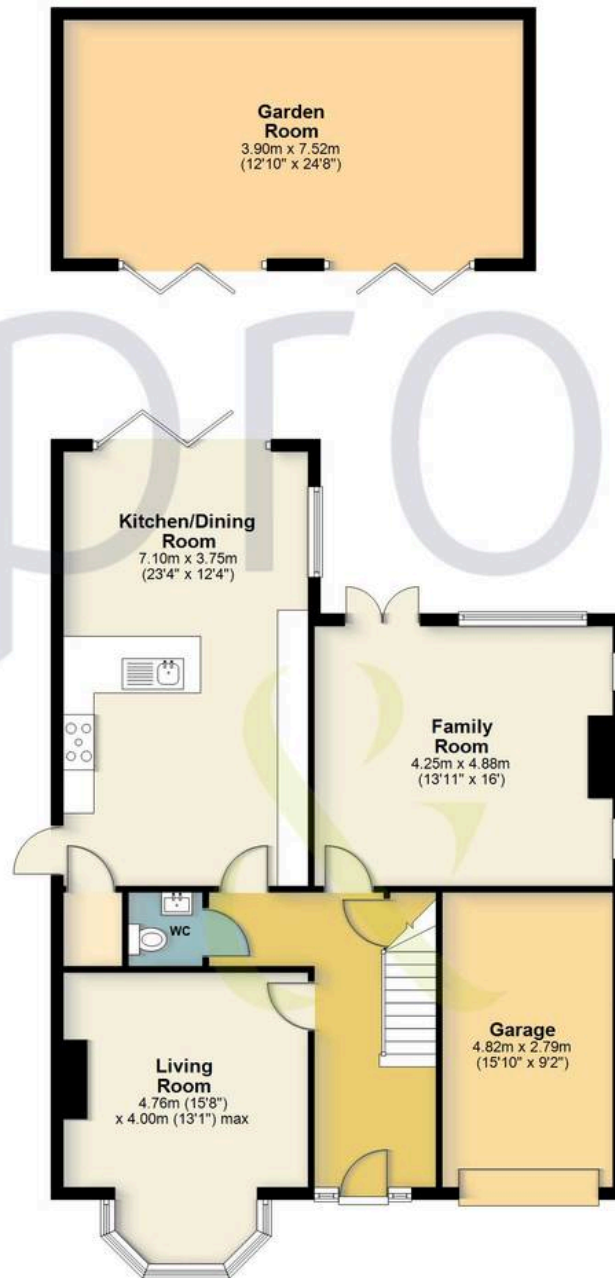






Ground Floor

Approx. 123.9 sq. metres (1333.8 sq. feet)



First Floor

Approx. 79.8 sq. metres (858.6 sq. feet)



Total area: approx. 203.7 sq. metres (2192.4 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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