

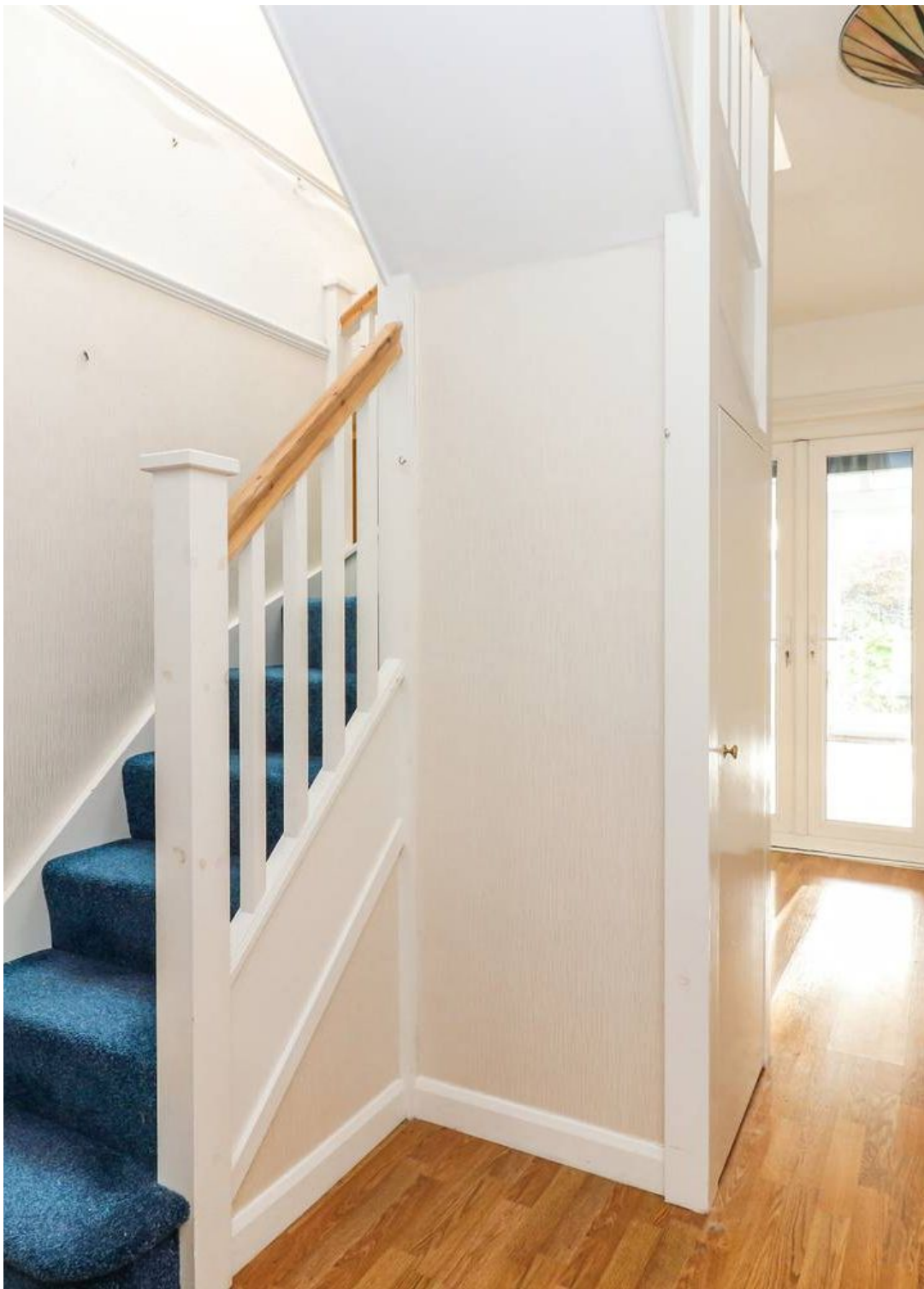


Parkside Drive, Cassiobury, Watford

In Excess of £900,000

proffitt
& holt





Parkside Drive, Cassiobury

Watford

Located on the highly sought-after Parkside Drive, this substantial four-bedroom, two-bathroom detached chalet bungalow offers over 1,900 sq ft of versatile accommodation and occupies a superb position backing directly onto the award-winning Cassiobury Park.

The ground floor features a generous lounge with an impressive fireplace, leading through to a spacious conservatory that provides ample room for both dining and relaxation while enjoying views over the south-facing rear garden. The kitchen diner offers plenty of space and is complemented by a separate utility room. Two double bedrooms are positioned on this level—one with fitted wardrobes—along with a family bathroom featuring a walk-in shower and an additional guest WC.

On the first floor, bedroom three benefits from a large storeroom, offering excellent scope to create an en suite, dressing room or study if desired. Bedroom four enjoys its own fully tiled en suite shower room.

Externally, the property sits on an enviable plot with a wonderful south-facing garden backing directly onto Cassiobury Park. The home also presents fantastic potential to further enhance, convert the garage, or extend, subject to the usual planning consents.

A rare opportunity to secure a substantial home in one of Watford's most desirable locations, proudly brought to market by Proffitt & Holt.

Council Tax Band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





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.



- Four Bedrooms
- Detached Chalet Bungalow
- Two Bathrooms
- Two Receptions
- Driveway Parking
- Garage
- South-West-facing Garden
- 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.



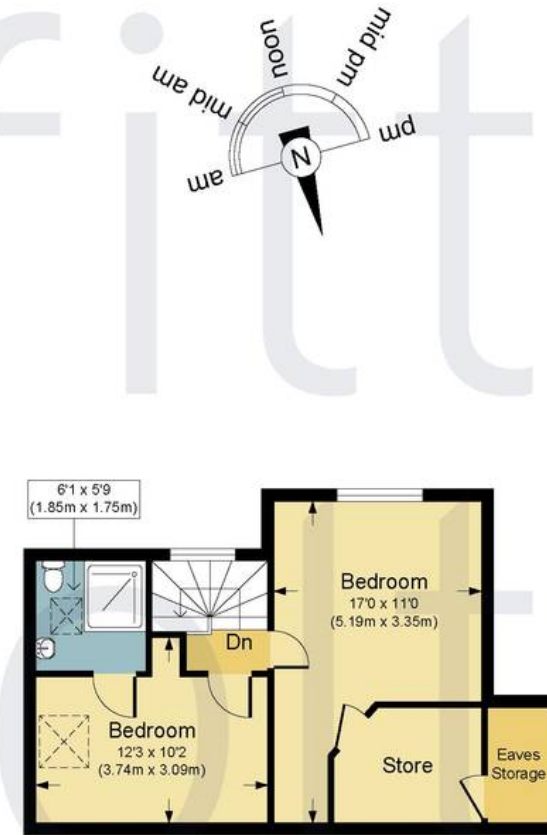








Ground Floor



First Floor

PARKSIDE DRIVE, WD17

APPROX. GROSS INTERNAL FLOOR AREA 1938.58 SQ FT / 180.10 SQ M. INC. GARAGE

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