



Woodland Drive, Watford, WD17 3LB

welcome to

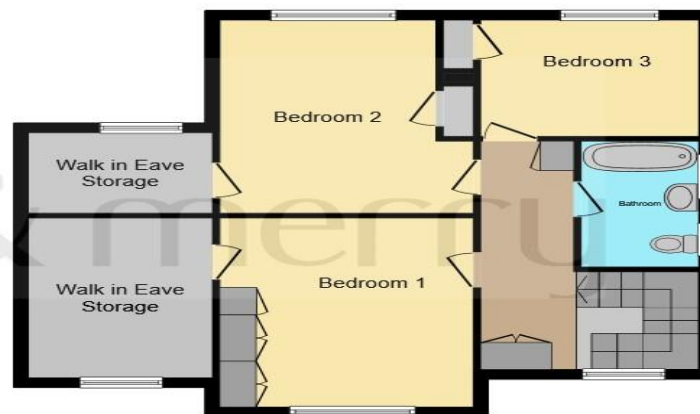
Woodland Drive, Watford

This three-bedroom detached house on Woodland Drive offers a spacious layout with a lounge, dining room, summer room, study, side garage, and ample storage, all within walking distance of Cassiobury Park, in need of modernisation, and close to Watford Junction and the town centre (0.9 miles).





Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Entrance

10' 8" x 7' 4" (3.25m x 2.24m)

Wc

5' 10" x 4' 8" (1.78m x 1.42m)

Study

15' 5" x 9' 10" (4.70m x 3.00m)

Lounge

17' 4" into bay x 12' (5.28m into bay x 3.66m)

Dining Room

12' x 9' 11" (3.66m x 3.02m)

Kitchen

12' 10" x 10' 3" (3.91m x 3.12m)

Summer Room

10' 6" x 9' 9" (3.20m x 2.97m)

Landing

Bedroom 1

13' 7" x 11' 11" (4.14m x 3.63m)

Bedroom 2

13' 11" x 11' 11" (4.24m x 3.63m)

Bedroom 3

10' 4" x 8' 7" (3.15m x 2.62m)

Bathroom

9' 2" x 5' 7" (2.79m x 1.70m)

Garage

17' 10" x 8' 1" (5.44m x 2.46m)

Total Floor Area (from the EPC)

135 Square Metres

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Woodland Drive, Watford

- 3 Bedroom Detached House
- Driveway & Side Garage
- Cassiobury Location
- Chain Free
- Potential for Further Extension/Conversion STTP

Tenure: Freehold EPC Rating: F

Offers in excess of

£925,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WAF103916 - 0005

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