

Cassiobury Drive, Cassiobury
For Sale - £1,650,000 Freehold

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129 The Parade, Watford, Hertfordshire, WD17 1NA

This incredible six bedroom family home extends over three floors and approximately 3328 Sq Ft of living accommodation.

The current owners have recently refurbished the house throughout and heavily extended to the rear and into the loft space to create one of Cassiobury's most desirable homes.

The ground floor comprises a stunning entrance hallway with newly fitted winding wooden & glass staircase taking centre stage, a spacious formal living room with wood burning fire, a separate playroom and study with fitted desk and daybed, a fantastic rear living room with double bifold doors, air-conditioning and an impressive sky lantern, an independently designed German kitchen with integrated Neff appliances including double steam ovens, a separate utility room and an integrated garage.

On the first floor are four of the home's six double bedrooms. The primary bedroom is to the rear with an astounding walk-in wardrobe and newly fitted en-suite shower room, bedroom two to the front also has its own walk-in wardrobe and en-suite shower room and bedrooms five and six benefit from fitted wardrobes. Finally an excellent four piece family bathroom completes the accommodation on this floor.

On the second floor are bedrooms three and four, who share a newly fitted three piece shower room. Bedroom three is the final bedroom to benefit from a walk-in wardrobe, whilst bedroom four has large built in wardrobes.

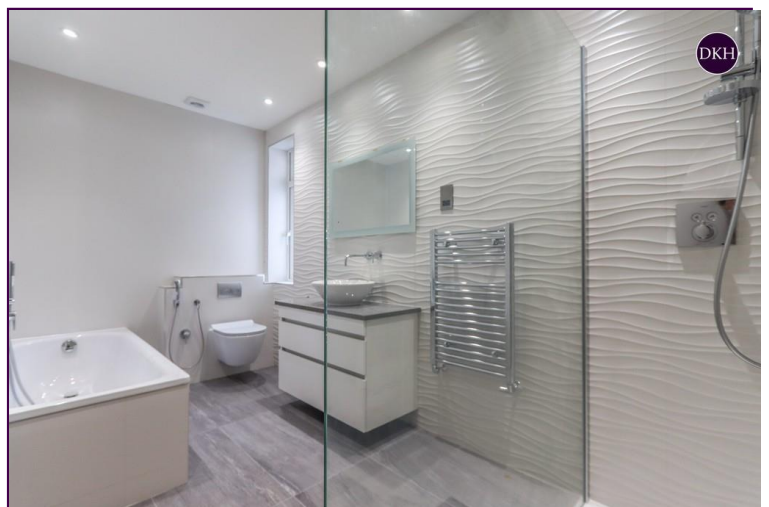
The study or playroom on the ground floor could both be utilised as downstairs bedrooms should they be required, as there is a downstairs shower room off the main entrance hallway.

The rear garden is primarily laid to lawn with a suntrap patio area leading directly from the rear reception.

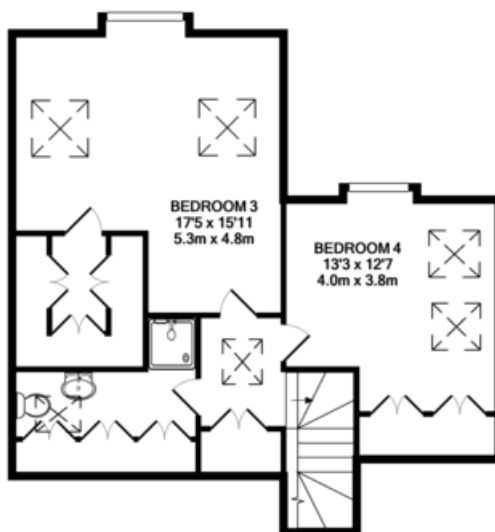
Other highlights include porcelain tiles throughout the entrance, kitchen and utility, a filtered boiling/cold water tap in the kitchen, real wood flooring throughout the rest of the property, underfloor heating throughout, a hardwired security system including CCTV, wiring for an electric car charging point to the front, double glazing throughout including several double glazed replica stained glass windows in keeping with the original windows of the house and a carriage driveway for circa 5 cars.

Cassiobury Drive is one of the most desirable roads in the area and the property is approximately 15 minutes walk to Watford Junction with its excellent 16 minute service into London Euston.

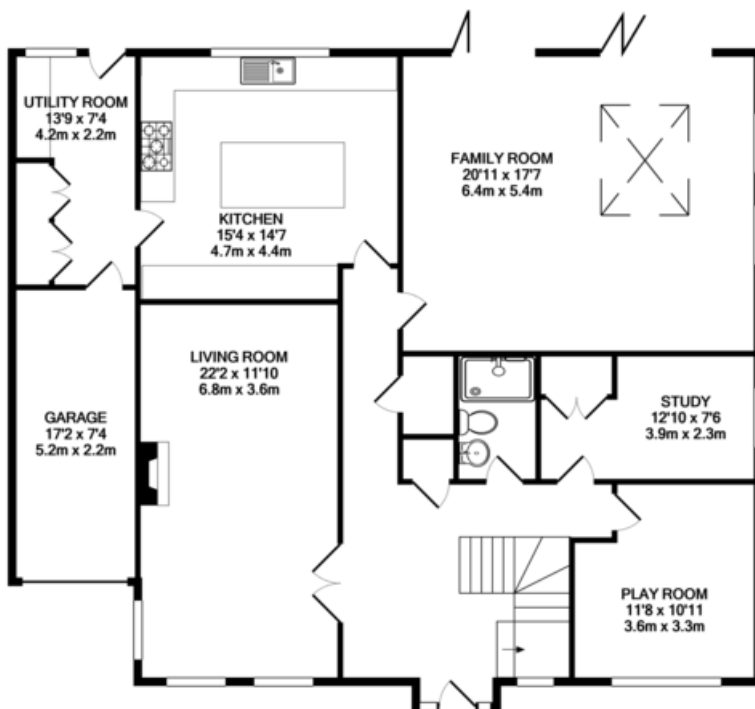
The M25, A41 and M1 are all within short driving distance and local schools include Cassiobury Infant/Juniors, Nascot Wood Juniors and Watford Boys/Girls Grammar Schools.



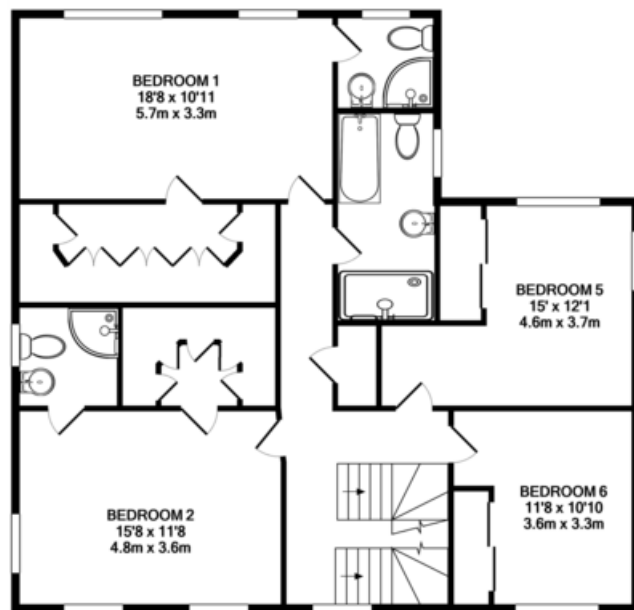




2ND FLOOR
APPROX. FLOOR
AREA 628 SQ.FT.
(58.3 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 1567 SQ.FT.
(145.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1132 SQ.FT.
(105.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 3328 SQ.FT. (309.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Total floor areas will include any garage(s) where applicable.

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