

GUIDE PRICE

£450,000

Cassiobridge Road

, Watford, WD18 7QL

PROPERTY SUMMARY

This delightful Victorian terraced is situated in a prime location and spans an impressive 811 square feet. As you enter, you are greeted by a warm and inviting front reception accessed from the hallway. The spacious kitchen seamlessly flows into a bright family and dining area, enhanced by full-height glazed doors that bathe the space in natural light and provide direct access to the mature rear garden with timber summer house and service path to the rear. A convenient downstairs cloakroom/WC adds to the practicality of this home. On the first floor the property comprises two well proportioned bedrooms both off landing and a large family bathroom. Conveniently situated within a short stroll of local shops, a doctors' surgery, and Watford Met Station, this property is also close to Cassiobury Park, renowned for its natural beauty. Families will appreciate the proximity to Watford Boys Grammar and the vibrant Watford town centre, ensuring all amenities are within easy reach. Permit parking is available, adding to the convenience of this lovely home.

2



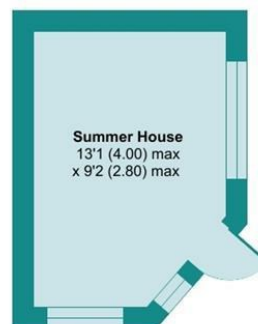
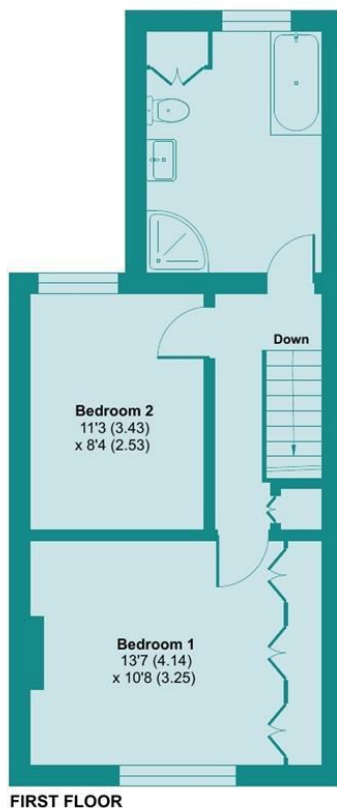
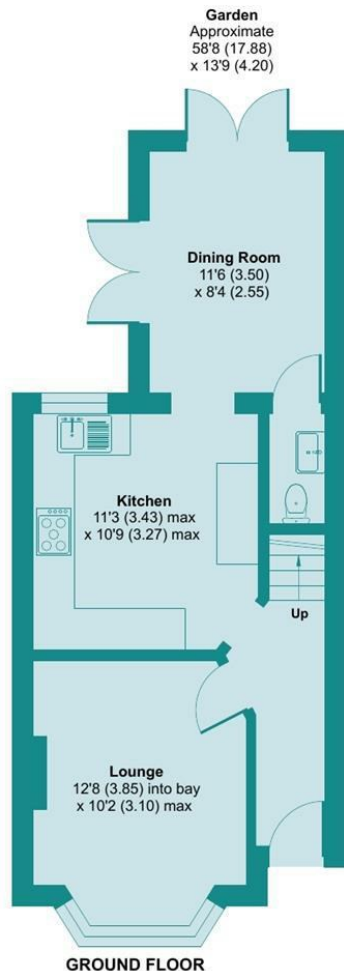
1



2







Cassiobridge Road, Watford, WD18

Approximate Area = 837 sq ft / 77.7 sq m

Summer House = 112 sq ft / 10.4 sq m

Total = 949 sq ft / 88.1 sq m

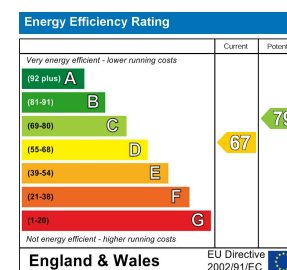
For identification only - Not to scale

LOCAL AUTHORITY
Watford Borough Council

TENURE
Freehold

COUNCIL TAX BAND
C

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for James Estate Agents. REF: 1458264



OFFICE ADDRESS
141 New Road
Rickmansworth
Hertfordshire
WD3 3EN

OFFICE DETAILS
01923 710500
lettings@jamesestateagents.com
<https://www.jamesestateagents.com>