



Cassiobury Park Avenue, Watford, WD18

£975,000 Freehold

LIVING ROOM • KITCHEN/DINING ROOM • TWO GROUND FLOOR BEDROOMS • FAMILY BATHROOM • EN-SUITE
SHOWER ROOM TO BEDROOM ONE • TWO GARDENS • EXTERNAL SHED • GARDEN ROOM • DRIVEWAY

TREND & THOMAS
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The entrance hall provides access to all rooms on the ground floor and staircase to the main bedroom on the first floor. There is a spacious living room with double doors straight out to the main garden. There is a kitchen/dining room with ample storage and a door to the rear leading to an external storage shed and round to the gardens/front of the property. There are two double bedrooms on the ground floor, both with built-in storage, and a family bathroom. The main bedroom is on the first floor which spans 21' and has the added benefit of an en-suite shower room and built-in wardrobes and storage.

To the left-hand side is the larger of two gardens mostly laid to lawn with well-maintained flower bed and shrubbed borders. To the right-hand side, is the smaller garden, again laid to lawn with well-maintained flower bed and shrubbed borders, but with the advantage of a stone paved patio and garden room to the rear.



This property is located on a the very popular Cassiobury Park Avenue. The Met Line station and the well-regarded Watford Boys Grammar school are both just a stone's throw away. Cassiobury Park is just a very short walk away and benefits from cafes, a bowls and lawn tennis club.

Nearest Station: 100ft - Watford Station

Council Tax band: F

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



Approximate Gross Internal Area
 Ground Floor = 107.9 sq m / 1,161 sq ft
 First Floor = 39.8 sq m / 428 sq ft
 Outbuildings = 61.7 sq m / 664 sq ft
 Total = 209.4 sq m / 2,253 sq ft



Illustration for identification purposes only,
 measurements are approximate, not to scale.
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