



Harford Drive, Watford, WD17 3DQ

Offers in excess of £1,000,000 Freehold











# Property

Located on the highly regarded Cassiobury Estate in Watford, this impressive detached home offers generous and well-balanced accommodation in one of the area's most sought-after residential settings.

The property presents an attractive frontage with driveway parking, a garage and a well-maintained front garden. To the rear, a beautifully landscaped south-facing garden extends to approximately 120 feet and enjoys an elevated patio terrace with delightful views across a substantial lawn, framed by mature trees – an ideal space for entertaining or relaxing in privacy.

Internally, the house provides four bedrooms, including an excellent principal suite featuring a dressing area and en-suite shower room, along with two further spacious double bedrooms. A well-appointed family bathroom serves the remaining bedrooms on the first floor.

The ground floor offers versatile and well-proportioned living space, comprising a separate lounge with bi-fold doors opening onto the rear garden, a formal dining room ideal for family gatherings, and a modern fitted kitchen with integrated oven and hob, complemented by French doors providing direct access to the garden. A useful downstairs WC completes the accommodation.

The property is double glazed and centrally heated throughout, ensuring comfort and efficiency all year round.

Overall, this is a substantial and well-presented family home, combining attractive gardens, flexible living accommodation and an enviable location close to Cassiobury Park, highly regarded schooling, local amenities and excellent transport links.













## Key Features

- Impressive detached family home
- Four well-proportioned bedrooms
- Prestigious Cassiobury Estate location
- Modern fitted kitchen with garden access
- A brick fireplace serving as a stunning focal point
- Double glazed and centrally heated throughout
- Principal bedroom features a dressing area and en-suite shower room
- South-facing landscaped rear garden extending to approx. 120 ft
- Driveway parking and garage
- Envious location close to Cassiobury Park, highly regarded schools, amenities, and transport links





# Floorplan



Floor 0

Approximate total area<sup>(1)</sup>

1643 ft<sup>2</sup>

152.6 m<sup>2</sup>

Balconies and terraces

580 ft<sup>2</sup>

53.9 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

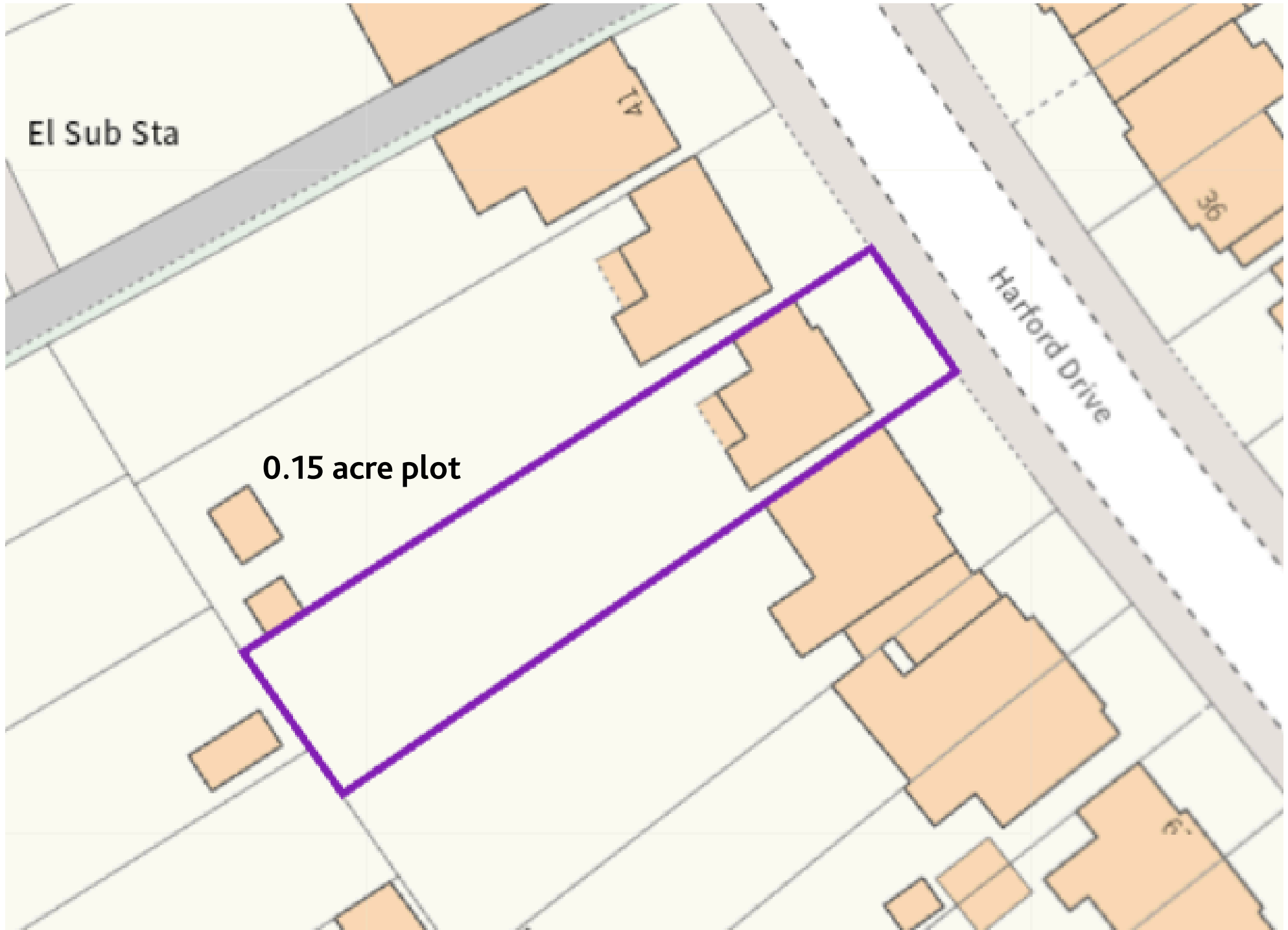
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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# Boundary

































# Area Information

Watford Town Centre has transformed, with the redevelopment of the Atria shopping centre creating extra retail space, a large Cineworld Imax cinema, leisure complex and a vibrant new restaurant hub.

The area is surrounded by some beautiful countryside with many locations to enjoy walking and cycling. There is also a variety of other leisure facilities including golf, football, tennis and cricket. There are many leisure and health clubs close by providing swimming and sports facilities and Watford is home to one of England's most luxurious golf courses at The Grove, Chandlers Cross.

The business climate is developing, and the business start-up rate is high in the area. Significant investment in the area has contributed to greater employment and this will continue to be the case as the re-development of the town centre is creating further employment opportunities.

There is also the benefit of easy access to London from both Watford Junction and Watford Metropolitan line stations

1.3 miles to Watford Junction Station

1.3 miles to Watford Town Centre

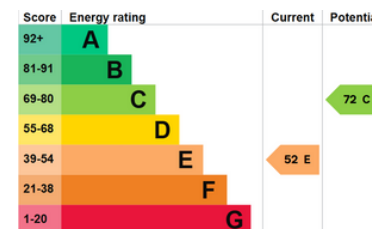
Nearest Motorway: 1.5 miles to M25

Local Authority: Watford Borough Council

Council Tax: G

Approximate floor area: 1643 sq ft

Tenure: Freehold



Every care has been taken to ensure that the details in this brochure represent an accurate description of the property. However, we wish to inform prospective purchasers that these sales particulars are a general guide and none of the statements or dimensions should be relied upon as statements of representation or fact. Transparency of referral fees: We're legally required to inform you that we receive referral income from the following solicitors and surveyors up to the value of £150.00 per transaction; The Partnership, EMW Law, Hanney Dawkins & Jones, Archer Rusby Solicitors LLP, Woodward Surveyors Trend & Thomas Surveyors. For financial services we recommend Severn Financial and receive an average referral income of £260.00 per transaction. Although we recommend these companies because we believe they offer an excellent service, you are not under any obligation to use them.





Contact Sewell & Gardner on 01923 776400 or [sgsales@sewellgardner.com](mailto:sgsales@sewellgardner.com)