

Harford Drive, Cassiobury, Watford

£1,160,000

proffitt & holt



Harford Drive, Cassiobury

Watford

Set within one of the area's most sought-after locations, this attractive detached family home offers well-proportioned accommodation over three floors, a particularly impressive rear garden of approximately 130ft and excellent potential for further adaptation, subject to the necessary consents.

The ground floor has a lovely sense of space, with a welcoming entrance hall leading through to the generous dual-aspect lounge. A feature fireplace provides a focal point, while the large windows overlook the rear garden. There is also a separate dining room, fitted kitchen with integrated appliances, downstairs WC and an integral garage.

Upstairs, the first floor provides three good-sized bedrooms, including an impressive principal bedroom, together with a family bathroom. The staircase continues to the second floor where there is a large loft room, currently used as a bedroom, along with useful additional storage. This space gives the property considerable flexibility for those needing a home office, guest accommodation or simply additional living space.

Outside, the rear garden is undoubtedly one of the property's main attractions. Extending approximately 130ft, it is mature, established and exceptionally private, with a variety of trees and planting creating a secluded setting. At the far end is a substantial garden room, complete with bar and entertaining area — a fantastic space for summer gatherings, working from home or simply enjoying the garden.

To the front, there is off-street parking along with access to the integral garage, while the property also benefits from gas central heating and double glazing.

With its combination of generous accommodation, a substantial plot, versatile loft space and superb garden room, this is a home with plenty to offer and further potential for the future.



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Cassiobury is a popular residential area and located within a short walk to highly regarded schools, local amenities, the Green Flag award-winning Cassiobury Park, Watford Metropolitan Line station, Watford Junction mainline station and Watford town centre. The town centre provides extensive shopping, transport, and entertainment facilities, including the Atria Watford Shopping & Leisure Centre, The Palace and Pumphouse theatres, Watford Colosseum, and numerous restaurants.

For the road user, both the M1 and M25 motorways can be reached, typically, within a drive of five/ten minutes. Watford Metropolitan Line station and Watford Junction mainline station provide fast and frequent services to London.





- Detached Family Home
- Three Bedrooms
- Circa 130ft Rear Garden
- Garden Bar & Entertaining Space
- Converted Loft Room
- Integral Garage
- Driveway Parking
- Sought-after Location



General Information

EPC - Energy Efficiency Rating: D

EPC – Environmental Impact Rating: E

Council Tax Band: G

Tenure: Freehold

Services

Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

For broadband and mobile speeds see:

https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/

Fixtures and Fittings

All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.



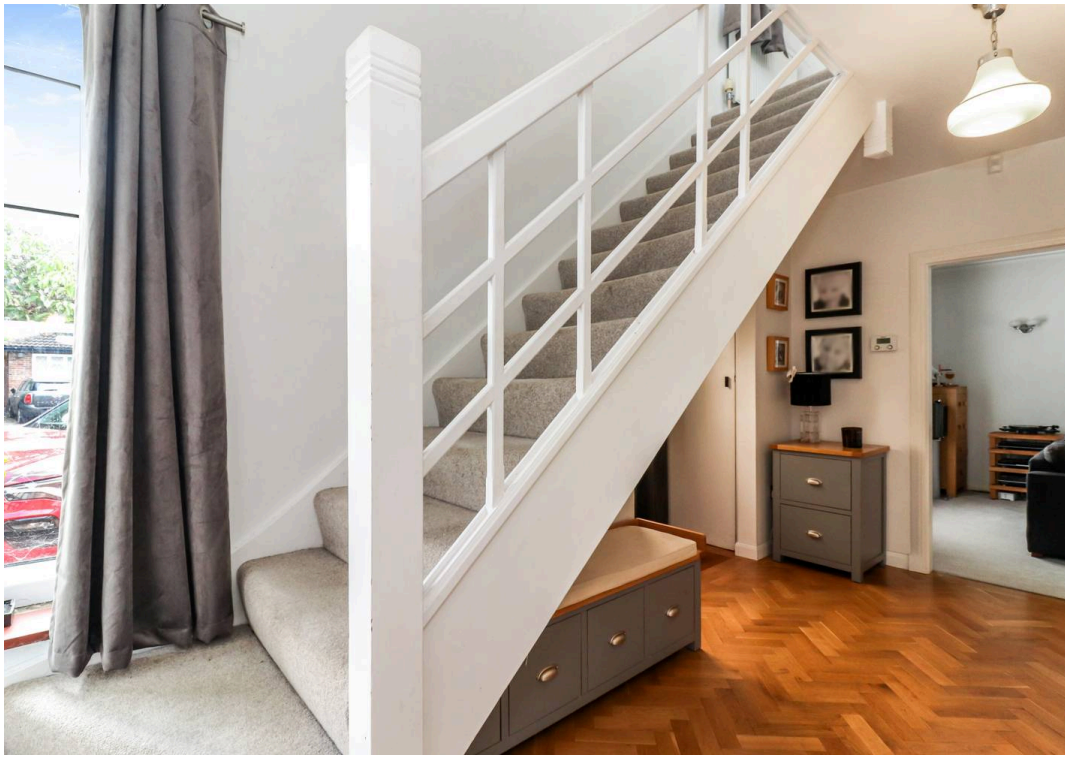





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Harford Drive, WD17

APPROX. GROSS INTERNAL FLOOR AREA 1770.66 SQ FT / 164.50 SQ M. INC. OUTBUILDING & GARAGE

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Proffitt & Holt - Watford

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