





AN IMPRESSIVE FOUR BEDROOM/THREE BATHROOM DETACHED HOUSE WITH THREE RECEPTION ROOMS

This attractive family home is situated in the heart of the highly sought after Cassiobury Estate and is conveniently positioned to access the beautiful Cassiobury Park, both Watford Junction and Met Line Stations, Cassiobury Infant & Nursery and Junior Schools, the town centre and local shops and cafes – perfect for families and commuters.

The ground floor is made up of an entrance hallway, guest w.c., spacious front aspect reception room, dining room, study and modern fitted kitchen/breakfast room with marble worktops and integrated appliances.

On the first floor the two larger bedrooms are complimented by en-suite shower rooms. There are two further good size bedrooms and a family bathroom.

Externally, there is a lovely 98ft rear garden, carriage driveway and garage to side.



KEY FEATURES

- Two primary reception rooms plus study
- Garage and off-road parking
- Ample potential to extend further (stp)
- Four double bedrooms
- Modern kitchen/breakfast room (2020)
- Family bathroom plus two en-suite shower rooms



Cassiobury Drive, Watford, WD17

Approximate Area = 1711 sq ft / 158.9 sq m

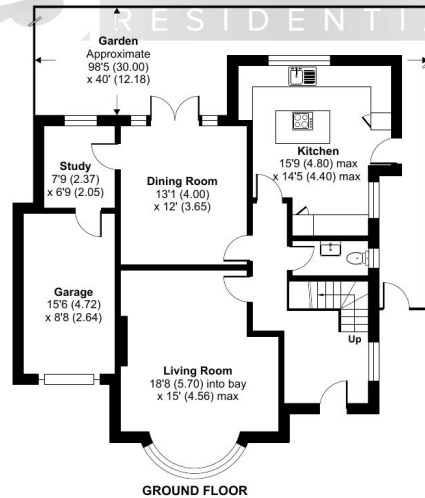
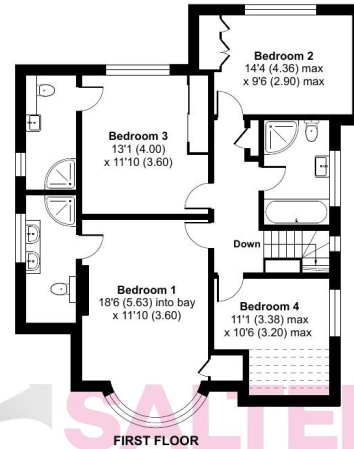
Limited Use Area(s) = 33 sq ft / 3 sq m

Garage = 131 sq ft / 12.1 sq m

Total = 1875 sq ft / 174 sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © n3checcom 2026. Produced for Salters Residential. REF: 1405955

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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DISCLAIMER - Every attempt has been made to ensure accuracy. However, all measurements are approximate and for illustrative purpose only.

In accordance with The Consumer Protection from Unfair Trading Regulations 2008, these particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract.

We have not carried out a structural survey and the services and appliances have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of e.g. carpets or furniture. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

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