





A CORNER SITED FOUR BEDROOM DETACHED HOUSE WITH DOUBLE GARAGE & AMPLE PARKING

This unique detached family home is situated in the heart of the highly sought after Cassiobury Estate and is within just a minute's walk of the nearby shops and eateries. The stunning Cassiobury Park, town centre, Watford Underground Station, Watford Junction and the Cassiobury Infants & Nursery and Junior Schools are also all within walking distance, making this a perfect property for families and commuters. The ground floor is made up of an entrance hallway, 23ft 10' lounge, dining room, 15ft 7' kitchen, utility room and guest w.c. On the first floor the large master bedroom features an en-suite shower room. There are three further bedrooms and a well-presented family bathroom. Externally, there is a 62ft x 47ft sunny aspect garden, a carriage driveway for four/five cars and to the rear of the property there is also a double width garage with an adjacent outbuilding and further off-road parking for four cars.



KEY FEATURES

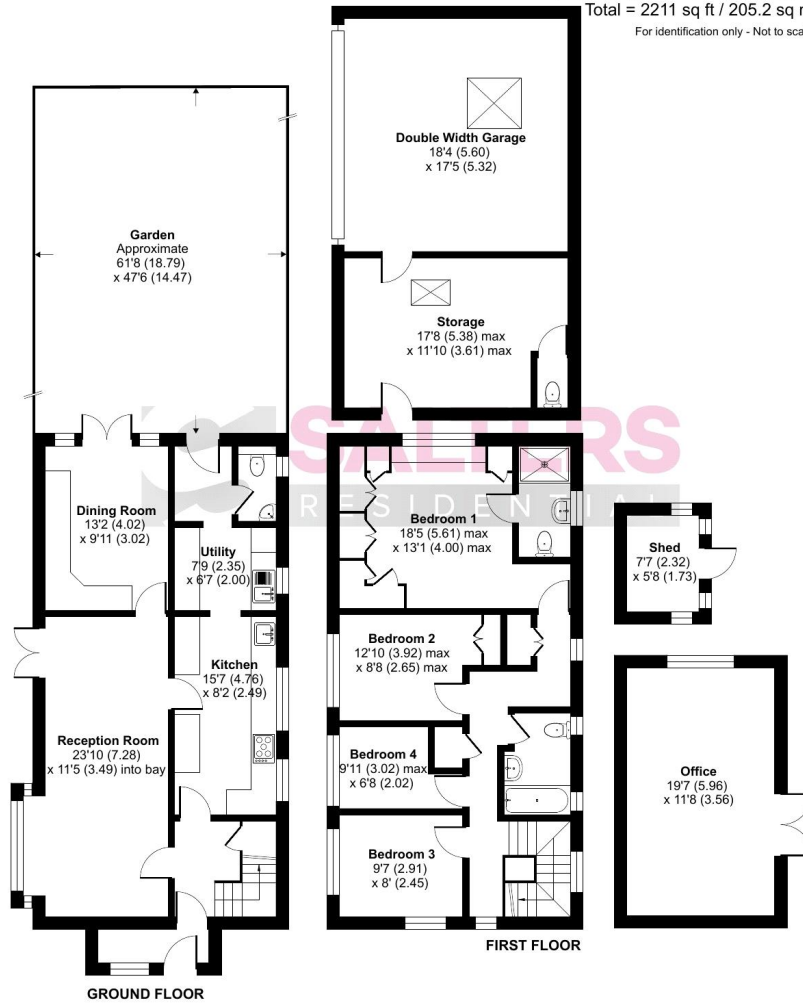
- Two reception rooms
- Popular residential location
- South-west facing garden
- Impressive home office/summer house
- Double width garage plus ample parking
- Generous scope for side/rear extensions (stp)



Langley Way, Watford, WD17

Approximate Area = 1398 sq ft / 129.8 sq m
 Garage = 542 sq ft / 50.3 sq m (include storage)
 Outbuilding = 271 sq ft / 25.1 sq m
 Total = 2211 sq ft / 205.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Salters Residential. REF: 1417504

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	62	
(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.

Salters Residential
 32 Langley Road
 Nascot Wood, Watford
 Herts, WD17 4PN

01923 901 777
 info@saltersresidential.co.uk
 www.saltersresidential.co.uk

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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