



- TWO DOUBLE AND TWO SINGLE BEDROOMS
- TWO SEPARATE RECEPTION ROOMS
- SPACIOUS KITCHEN BREAKFAST ROOM
- STUNNING SOUTH FACING GARDEN

Cassiobury Drive, Watford, WD17 3AA

Asking Price Of £1,250,000

This spacious character property is a four bedroom detached family home providing bright and spacious accommodation in good decorative order. Benefits include two separate reception rooms, fitted kitchen and breakfast room, downstairs shower room, gas central heating, double glazing, attached garage, off street parking, large south facing rear garden backing onto Cassiobury Park. Located in a popular residential area within easy reach of Watford Town Centre and Metropolitan line station and the award winning Cassiobury Park. No upper Chain..

Property Description

This stunning property is a four bedroom detached family home providing good sized accommodation and offered in good decorative order. Benefits include two separate reception rooms, fitted kitchen/breakfast room, additional shower room, double glazing, gas central heating and south facing rear garden backing onto Cassiobury Park.

FRONT DOOR Front door with inset glass panel and wing windows to either side
Leading to entrance porch with windows to sides

ENTRANCE HALL Double glazed Front door with inset glass panel leading to entrance hall with dog leg staircase rising to first floor, under stairs storage cupboard. Single panelled radiator. Doors to sitting room. Secondary glazed leaded light window to side

LOUNGE 16'5 x 11'5 Double aspect room with double glazed window to front. Double glazed casement doors with side screen leading onto conservatory. Open fire with polished stone to surround and hearth. TV aerial point.

DINING ROOM 11'9 into bay x 10'4 Double glazed bay window to rear.

KITCHEN/BREAKFAST ROOM 14' x 7'10 Inset single drainer 1.5 bowl sink unit with mixer tap. Range of natural wood wall units with concealed lighting and base units with ample work surfacing areas incorporating breakfast bar. Inset 4 ring electric hob with extractor hood over. Built in double oven. Plumbing for washing machine. Space for slimline dishwasher. Space for fridge freezer. Part tiled walls. Double glazed window to front. Double glazed door to exterior. Door through to main rear lobby with door through to ground floor shower room.





SHOWER ROOM Fully tiled independent shower cubicle with double glazed window to rear with expelair. Independent shower with glazed screen and door. Vanity wash hand basin with mixer taps and storage below. Low flush w/c. Further tiled walls.

CONSERVATORY Conservatory with double glazed casement doors and screens leading onto patio and garden. Light and power

FIRST FLOOR LANDING Secondary glazed leaded lite stained glass window to side. Panel radiator. Access to roof space.

BEDROOM 1 11'9 x 9'10 Double glazed window to rear. Panelled radiator. Range of built in floor to ceiling fitted wardrobe cupboards extending along one wall.



BEDROOM 2 11'5 into bay x 11'4 Double glazed bay window to rear. Panel radiator.

BEDROOM 3 11'5 x 6'5 Double glazed window to front. Built in base for single bed with shelving over. Panel radiator.

BEDROOM 4 8ft x 7'10 Double glazed window to front. Built in wardrobes incorporating dressing table unit with storage over. Panel radiator.

BATHROOM White suite comprising panelled bath with twin grip, mixer tap and shower attachment. Independent shower unit. Vanity wash hand basin with storage below and to the side. Low flush w/c. Double glazed window to front. Heated towel rail. Cupboard housing self lagged copper cylinder supplying domestic hot water and central heating.



GARAGE 15'8 x 8' Double wooden doors with inset glass panels to front. Window to garden. Personal door. Light and power.

REAR GARDEN South facing backing onto Cassiobury Park. Mainly laid to lawn with a wealth of mature flowering and shrub borders and beds. Path to garden store, outside tap and light. Gated side pedestrian access



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