



6 Berceau Walk, Watford
£900,000

proffitt
& holt





6 Berceau Walk

Watford, Watford

A rarely available four bedroom, semi-detached house on the ever popular Cassiobury estate which has extension potential, subject to Planning Permission. The property benefits from two reception rooms, conservatory, kitchen-breakfast room, large well-maintained rear garden, front and side driveway parking and a detached garage. Offered for sale with NO UPPER CHAIN.

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.

Council Tax band: F

[Watford Borough Council]

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F





Broadband Speeds Available

Ultrafast

1600Mb

Average download speed of the fastest package at this postcode*

Suitable for**

Web & social

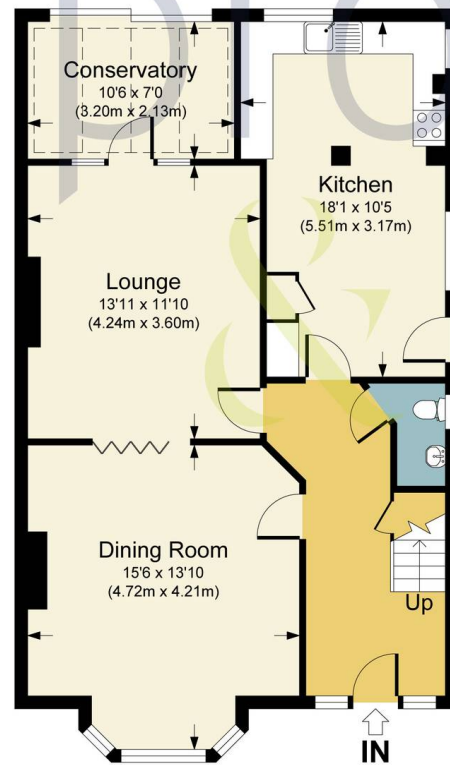
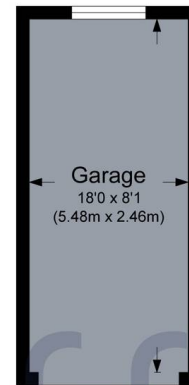
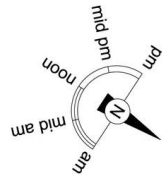
Flawless video calls

4K streaming

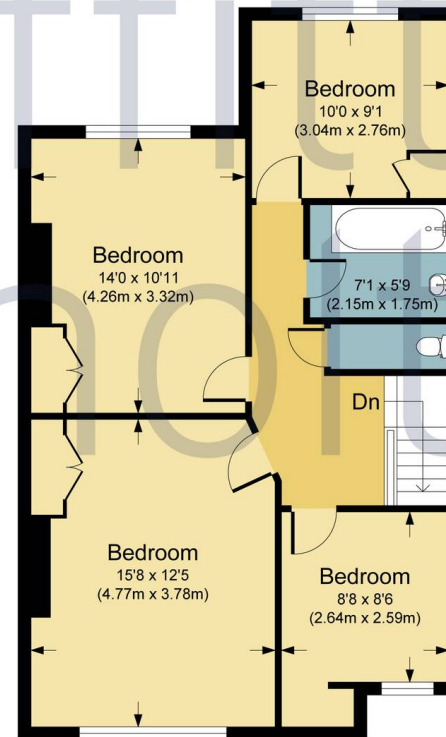
Online gaming







Ground Floor



First Floor

BERCEAU WALK, WD17

APPROX. GROSS INTERNAL FLOOR AREA 1576.80 SQ FT / 146.49 SQ M. INC. GARAGE
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Proffitt & Holt – Watford

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