Parkside Drive, Cassiobury, Watford

Guide Price **£975,000**

proffitt & holt

Parkside Drive

Cassiobury, Watford

Situated in the heart of the sought-after Cassiobury Estate, this impressive four-bedroom semi-detached home seamlessly blends period charm with modern living.

Inside, the welcoming entrance hall leads to a cosy snug or home office, while the front reception room features a beautiful fireplace, creating a warm and inviting space. To the rear, a generous 24ft reception room has been thoughtfully designed as a home cinema and family area—perfect for film lovers. The stylish kitchen flows into a bright and airy dining space, complete with skylights and bi-fold doors that open directly onto a decked area and garden. A separate utility room provides additional convenience. Upstairs, the first floor comprises three well-proportioned bedrooms, as well as a contemporary family bathroom and a separate WC. The second floor has been transformed into a spacious double bedroom with vaulted ceilings and excellent eaves storage.

The private rear garden is an ideal setting for both relaxation and entertaining. A large decked area provides plenty of space for outdoor dining, while the fully equipped garden bar offers the perfect spot for hosting summer gatherings.

With the beautiful Cassiobury Park just a short stroll away, this exceptional home enjoys an enviable location, combining the tranquillity of a tree-lined residential setting with easy access to local amenities and transport links. Contact Proffitt & Holt today to avoid disappointment.

Parkside Drive

Cassiobury, Watford

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.

- Four Bedrooms
- Close to Cassiobury Park
- Cinema Room
- Garden Bar/Pub
- Converted Loft
- Extended to Rear

General Information

Council Tax Band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

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.

PREDATOR 2

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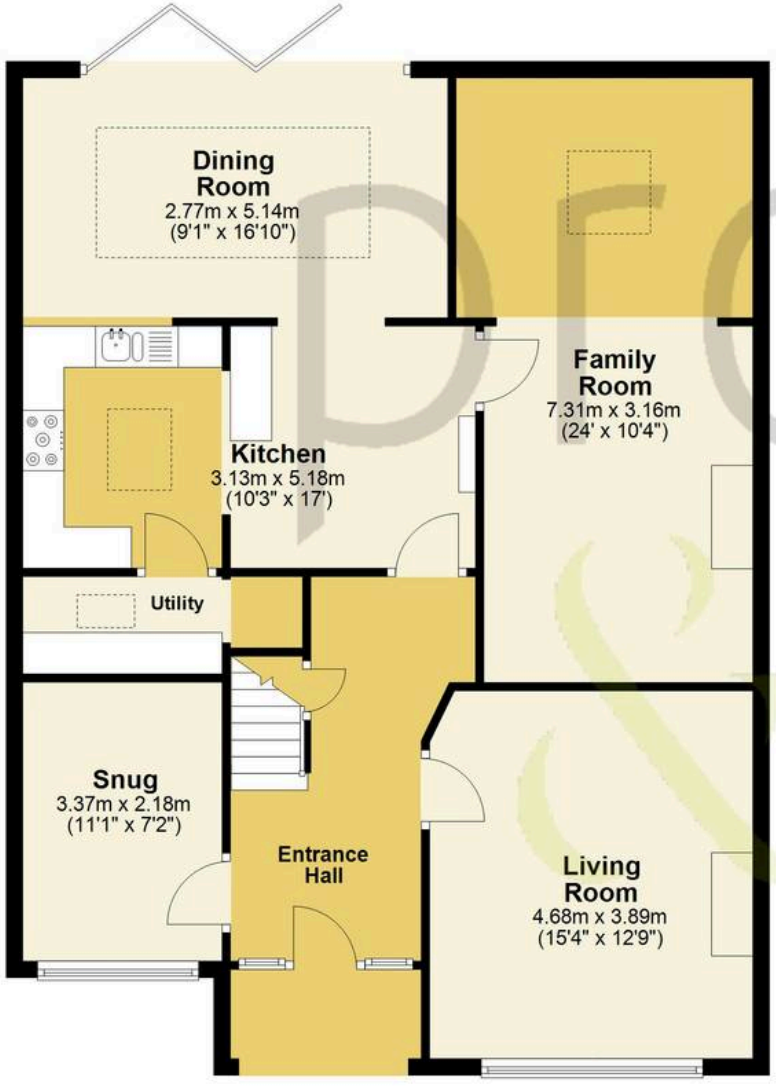
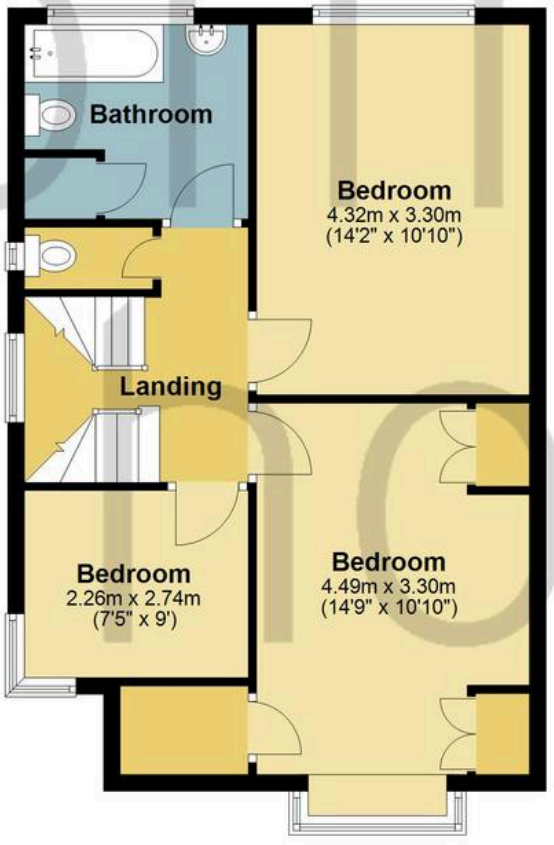
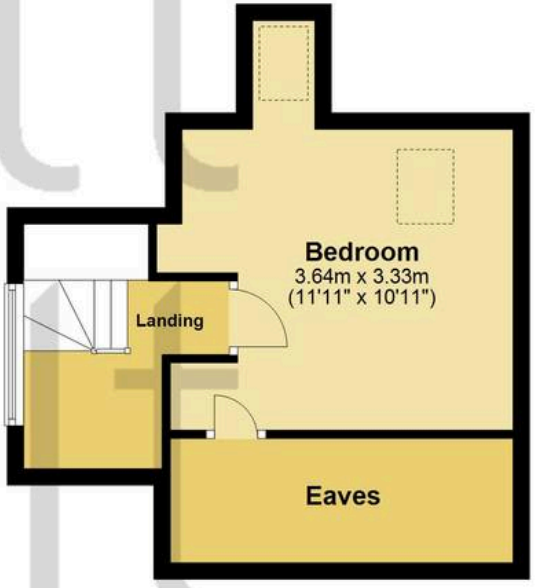
Ground Floor
Approx. 97.6 sq. metres (1050.3 sq. feet)



First Floor
Approx. 54.3 sq. metres (584.9 sq. feet)



Second Floor
Approx. 23.3 sq. metres (250.3 sq. feet)



Total area: approx. 175.2 sq. metres (1885.6 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due dilligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular imprtance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO
Plan produced using PlanUp.

Proffitt & Holt - Watford

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