



Cassio Road, Watford

Guide Price £495,000

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& holt





Cassio Road

Watford

Ideally positioned within easy walking distance of Watford's lively town centre, this attractive three-bedroom mid-terraced family home is available for sale with no onward chain. The property has been kept in immaculate condition and still showcases much of its original character.

Internal accommodation includes front and rear reception rooms, complemented by a generous kitchen/diner featuring traditional shaker-style cabinetry and granite work surfaces. The first floor offers three well-proportioned bedrooms, two of which benefit from charming period fireplaces, along with a contemporary family bathroom accessed from the landing.

Externally, the private rear garden provides a tranquil outdoor space, enhanced by mature borders and a paved patio area.

Further benefits include double glazing, gas central heating, and scope for a loft conversion, subject to the necessary planning consents.

Located on Cassio Road, the home is just a short walk from Watford Junction station and conveniently close to a range of excellent schools, including the sought-after Watford Grammar School for Girls.

Council Tax Band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





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The property is situated just in Cassio Road and is ideally situated for easy access to Watford's busy town centre, with its multiple shopping, transport, and entertainment facilities, including the Harlequin Shopping Centre and Watford Junction Station providing swift and frequent services into London, Euston. For the road user, access to the motorway network is also close-by, with the M25 & M1 motorways being accessible, typically, within a drive of 5-10 minutes. Also, close-by is the extensive parkland of the Green Flag award-winning Cassiobury Park, The Grove Hotel with its Championship Golf Course, and highly regarded restaurants and the recently built Watford Central Sports Leisure Centre including gym and swimming pool facilities.

- Character Home
- Three Bedrooms
- Separate Lounge
- Spacious Kitchen/Dining Room
- Brand New Central Heating System
- Solid Oak Flooring
- Enclosed Rear Garden
- Permit Parking
- CHAIN FREE





For broadband and mobile speeds see:

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

General Information

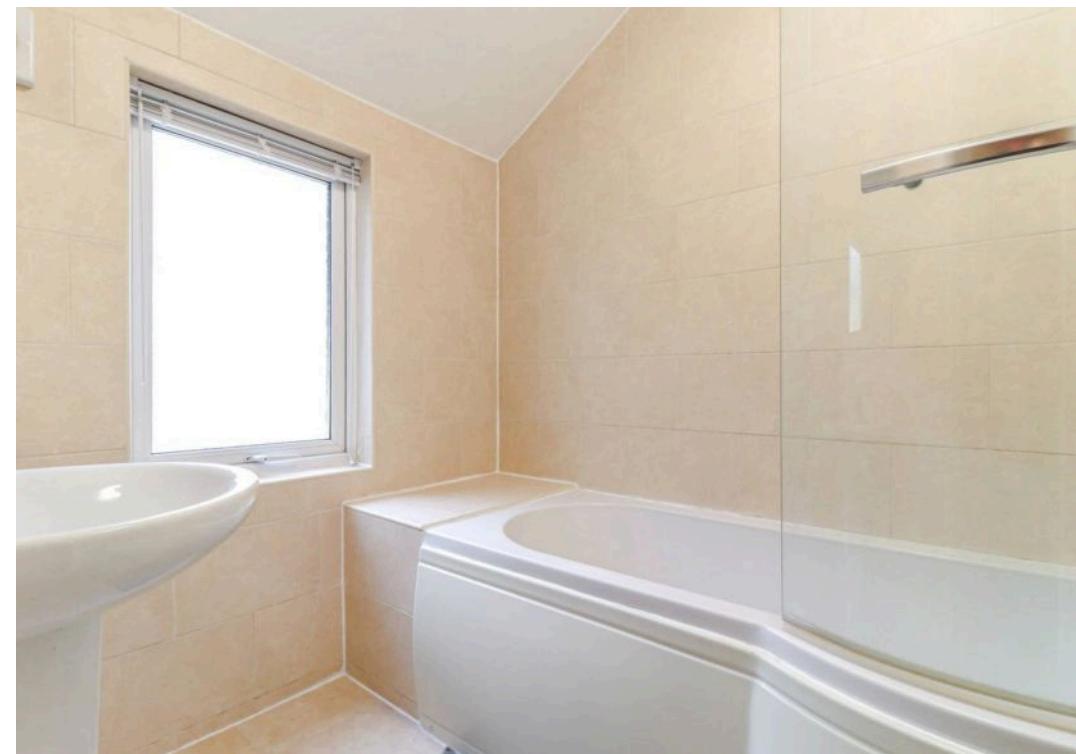
Services

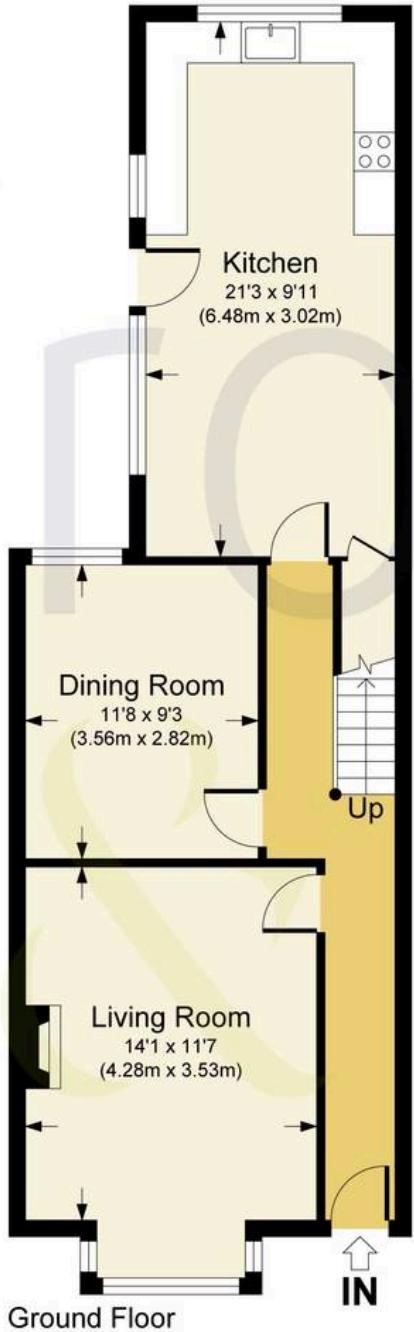
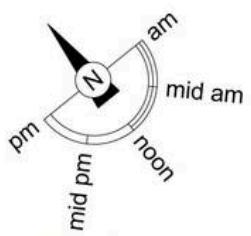
Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

Fixtures and Fittings

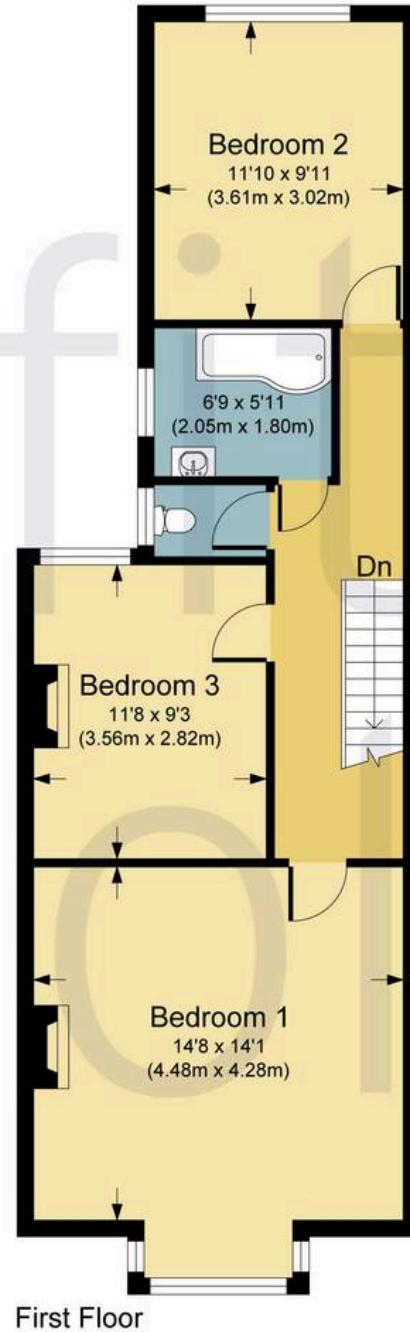
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.







Ground Floor



First Floor

CASSIO ROAD, WD18

APPROX. GROSS INTERNAL FLOOR AREA 1220.73 SQ FT / 113.41 SQ M.

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Proffitt & Holt – Watford

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