



Cassiobury Drive, Watford

In Excess of £1,250,000

proffitt
& holt





Cassiobury Drive

Watford



Located in a prime position on the highly regarded Cassiobury Estate and bordering the ever-popular Cassiobury Park, this exceptional four-bedroom detached family home perfectly blends timeless 1920s character with contemporary open-plan living.

Beautifully extended and thoughtfully designed, the property offers spacious and versatile accommodation throughout. The heart of the home is the stunning open-plan kitchen/living area, featuring bi-fold doors opening onto the rear garden and an impressive extension with vaulted ceilings, creating a bright and airy entertaining space ideal for modern family life. The property retains an abundance of traditional 1920s features and charm, while offering all the conveniences expected of a modern home. There are four well-proportioned bedrooms, two of which benefit from stylish en-suite shower rooms, alongside a well-appointed family bathroom. Additional features include a separate utility room and a convenient ground floor WC.

Externally, the property boasts a generous garden with large patio area and lawn space, whilst to the front is a driveway providing off-street parking for multiple vehicles, in addition to a garage.

Ideally situated within a short walk of Watford Metropolitan Line Station and the area's prestigious grammar schools, this superb home offers the perfect balance of tranquillity, connectivity and lifestyle in one of Watford's most sought-after locations.



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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 Harlequin 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 into London.



- Borders The Ever Popular Cassiobury Park
- Short Walk To Watford Met Line Station and Prestigious Grammar Schools
- Prime Spot On The Highly Regarded Cassiobury Estate
- Open Plan Kitchen/Living With Bi-Folds To Garden
- Extension With Vaulted Ceilings
- Driveway For Multiple Vehicles Plus Garage
- Traditional 1920's Character Features
- 4 Bedrooms - 2 With En-Suites
- Utility Room
- Ground Floor WC



General Information

EPC – Energy Efficiency Rating: D

EPC – Environmental Impact Rating: D

Council Tax Band: G

Tenure: Freehold

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

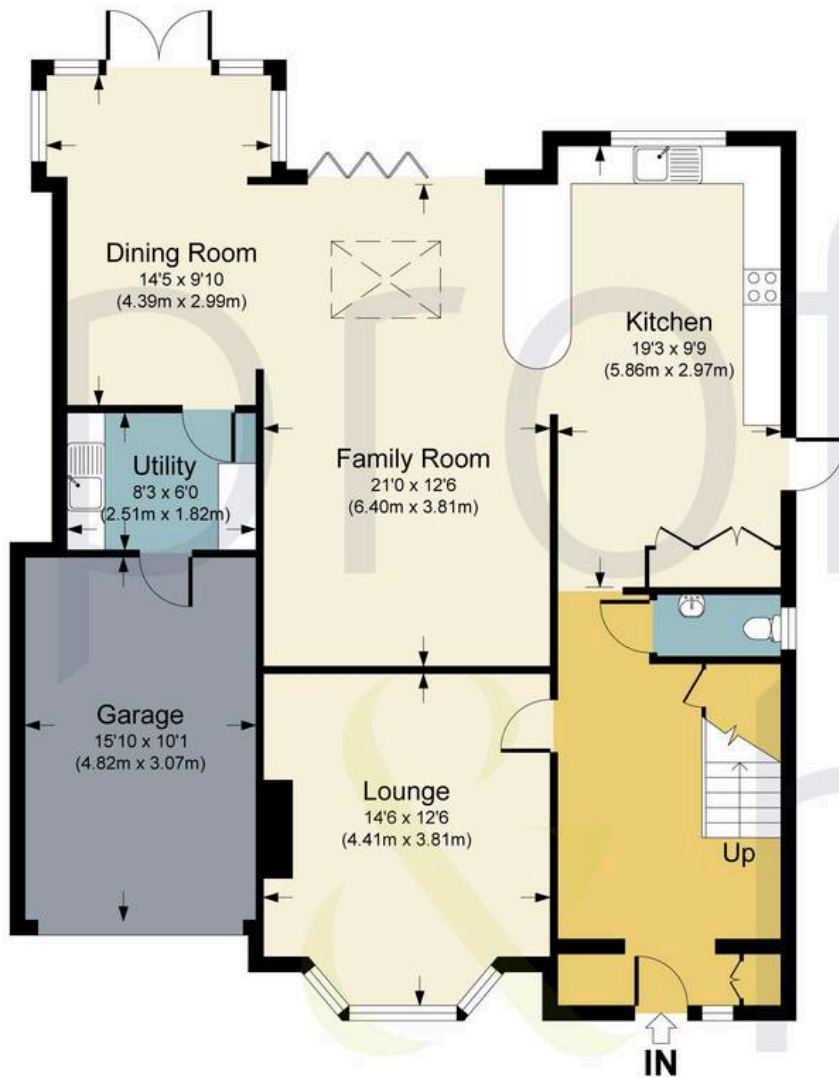
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.



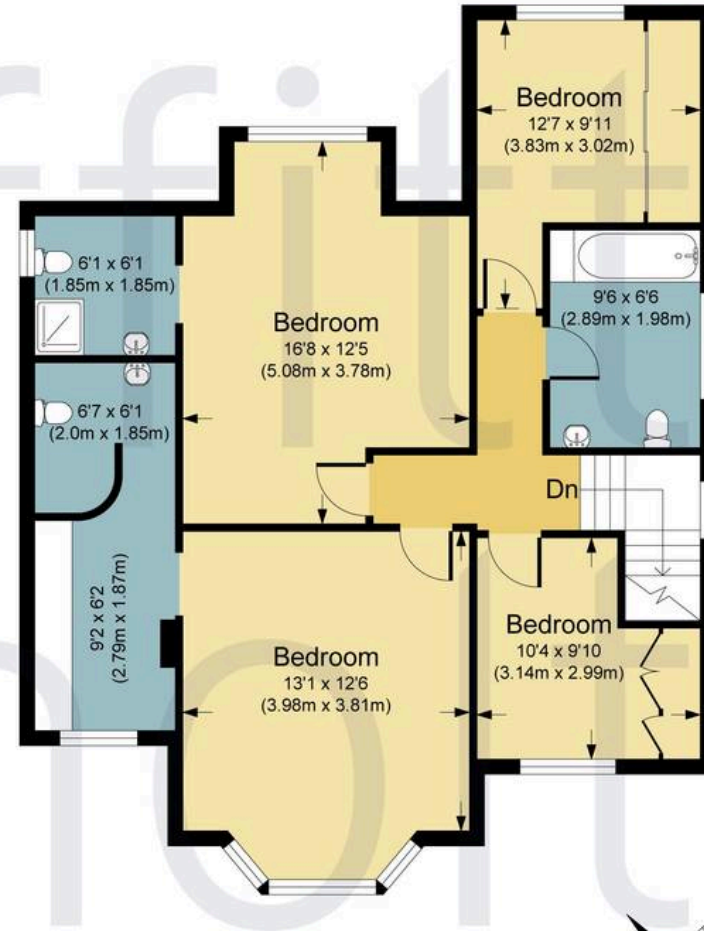




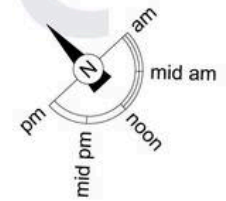




Ground Floor



First Floor



CASSIOBURY DRIVE, WD17

APPROX. GROSS INTERNAL FLOOR AREA 1997.35 SQ FT / 185.56 SQ M. INC. GARAGE

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Proffitt & Holt – Watford

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