



Cassiobridge Road, Watford

Guide Price £475,000

proffitt  
& holt





## Cassiobridge Road

Watford



We are delighted to introduce this well presented three bedroom end of terrace family home, ideally situated in a sought-after location with excellent motorway and transport links, making daily commutes and shopping accessible. The property offers a welcoming and spacious living environment, thoughtfully laid out to suit modern family life.

Upon entering an entrance porch leads to a generous lounge, perfect for relaxing or entertaining guests. The separate dining area provides a versatile space for both formal meals and casual family gatherings. The modern fitted kitchen, complete with integrated appliances and ample storage, designed to make meal preparation both enjoyable and efficient. Upstairs, you will find three well-proportioned bedrooms, each offering comfortable accommodation and plenty of natural light, making them ideal for family members of all ages or those needing a home office. The family bathroom is stylishly finished, featuring contemporary fixtures and fittings, while a separate guest cloakroom downstairs adds further convenience for busy households.

The house is within close proximity to the highly regarded Watford Boys Grammar School, making it an excellent choice for families seeking quality education options nearby. Throughout, the property is tastefully decorated in neutral tones, allowing you to move straight in and add your own personal touches with ease. Additional features such as quality flooring, recently replaced gas combination boiler and radiators, plus double glazing enhance the comfort and energy efficiency of the home.

Viewing is highly recommended to appreciate the spacious accommodation and the impressive standard of finish on offer. This is a wonderful opportunity to secure a beautiful family home in a prime location, with all the essential amenities and transport connections right on your doorstep.



## Cassiobridge Road

### Watford

West Watford is an area conveniently located for easy access to Watford Metropolitan Line station, highly-regarded schooling and Watford Town Centre with its extensive shopping, transport and entertainment facilities, including the Harlequin Watford Shopping Centre, The Palace and Pumphouse theatres, Watford Colosseum, numerous restaurants and Watford Junction mainline station and Watford High Street (London Lioness Overground) station. For the road user, both the M1 and M25 motorways can be reached, typically, within a drive of ten minutes.

- Three Bedroom Family Home
- Excellent Motorway And Transport Links
- Lounge And Separate Dining Area
- Modern Fitted Kitchen With Appliances
- Low Maintenance Rear Garden
- Family Bathroom
- Separate Guest Cloakroom Downstairs
- Close Proximity to Watford Boys Grammar School
- Just Under 1 Mile To Watford Metropolitan Line Station





## General Information

EPC – Energy Efficiency Rating: D

EPC – Environmental Impact Rating: D

Council Tax Band: C

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

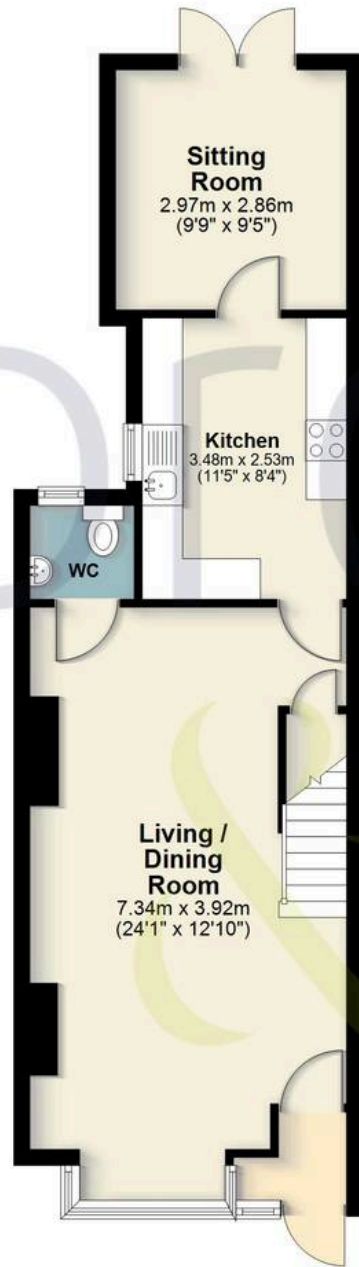
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.





### Ground Floor

Approx. 47.9 sq. metres (515.9 sq. feet)



### First Floor

Approx. 35.1 sq. metres (378.3 sq. feet)



Total area: approx. 83.1 sq. metres (894.2 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - Unauthorised reproduction prohibited.  
Plan produced using PlanUp.





## Proffitt & Holt – Watford

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