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you to **sell** or **let** your **property**?
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Temptation comes in many forms...



Cassiobury, Watford

GUIDE PRICE £1,750,000

Cassiobury,

GUIDE PRICE

£1,750,000

Located on a peaceful no through road in the heart of Cassiobury and boasting a 1/3 acre plot. A stunning detached family home offered for sale in first class decorative order.



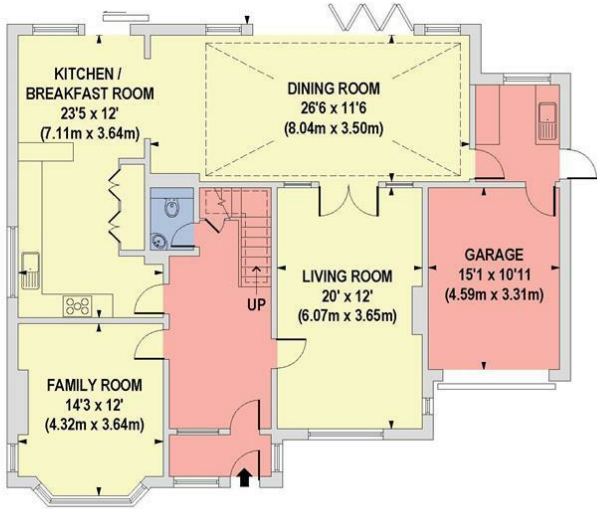
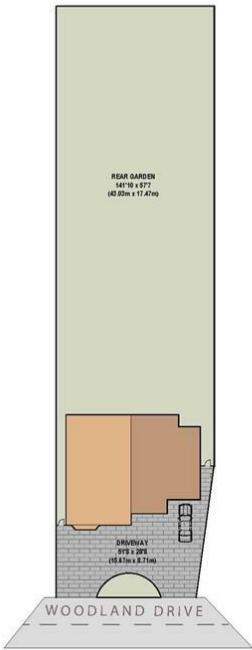
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WOODLAND DRIVE

Watford



Approximate Gross Internal Floor Area
2535 sq. ft / 235.47 sq. m (Including Garage)
2358 sq. ft / 219.08 sq. m (Excluding Garage)



GROUND FLOOR



FIRST FLOOR



Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

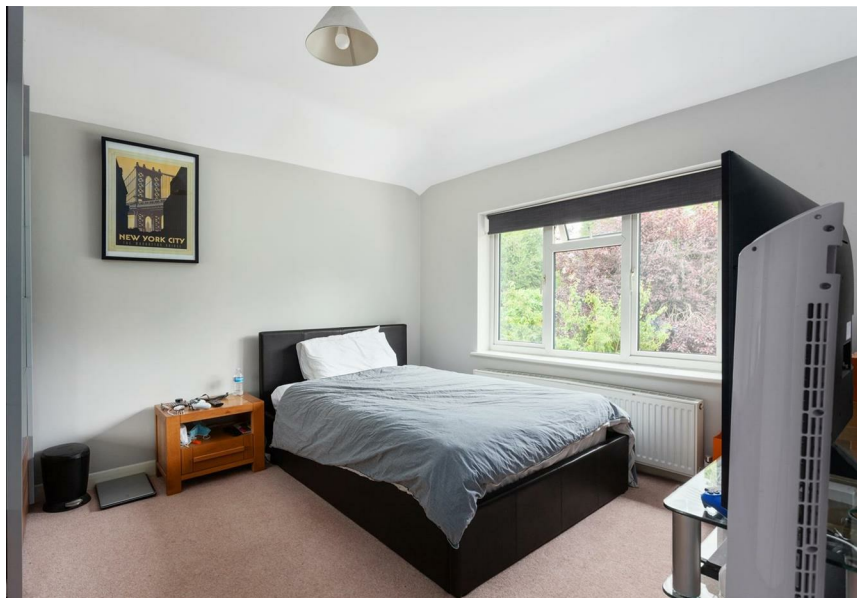
CPCREATIVE
PROPERTY MARKETING

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	





Formally a school this wonderful family home benefits from a large rear garden and scope to convert the attic (STNP) should more space be required.



Ground Floor

A useful entrance porch opens to a magnificent entrance hall which has stairs rising to the first floor with walk in storage cupboard under and original solid wood block herringbone flooring. To the left of the entrance hall a door opens to the family room whereby the Herringbone flooring continues while a bay window overlooking the front allows light to flood the room. An open grate fireplace is another feature of the family room. Moving to the principal reception room, again Herringbone flooring continues while a window to the front and French doors opening to the stunning dining room allow natural light to flow through this space. As you walk to the dining room you are immediately struck by what a large entertaining space this is with a roof lantern and bi-folding doors opening to the extensive rear gardens. There is a door to a useful utility room which in turn has doors to the side and garage. The dining room opens directly into the high specification German kitchen which features a breakfast bar, integrated fridge and freezer, washing machine and complete cooking station including twin electric ovens, steamer, microwave and induction hob with extractor over. A ground floor cloakroom completes this level.

First Floor

A landing area has doors opening to all five bedrooms, the guest bedroom positioned overlooking the rear garden boasting an ensuite shower room. The main bedroom is approaching 18 ft in length and boast both a bay window to the front and a host of fitted wardrobes. Bedrooms three and four are well served by a large 'Jack & Jill' ensuite shower room while bedroom five makes use of the family bathroom which is well equipped and fitted with a white four piece suite to include separate bath and shower cubicle.

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Outside

The front of the property has a 'coachmen's' driveway which is laid to block paving and provides parking for up to 5 cars. From the driveway an electronic roller door opens to the garage. A side pedestrian gate leads to the stunning rear garden. An extensive patio area directly to the rear of the house is an ideal place for entertaining where a pergola neatly covers a hot tub. The main area of the garden is laid to lawn which is framed by low level hedging and boarders to the side which are well stocked with mature shrubs and plants. There are a host of mature specimen trees throughout the garden providing an excellent degree of privacy with a timber framed shed tucked away towards the rear boundary.

The Location

The house is a short walk from Cassiobury Park and is within easy reach of central Watford which provides a wide choice of shops, restaurants, coffee houses, supermarkets and the Intu shopping centre. There are a number of outstanding schools located in the area, including Nascot Wood Infant and Junior Schools, Cassiobury and sought after Grammar schools. Transport facilities include the Metropolitan Line and Main Line train stations offering a frequent service to central London and beyond. There is also easy access to the M25 and M1.

Agents Information For Buyers

Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Copy of your mortgage agreement in principal.
 2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances.
 3. Passport photo ID for ALL connected purchasers and a utility bill.
- Unfortunately we will not be able to progress negotiations on any proposed purchase until we are in receipt of this information.



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