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Is there a price that would tempt you to sell or let your property? Contact us for a free valuation and let's see if we can tempt you!

# Temptation comes in many forms...

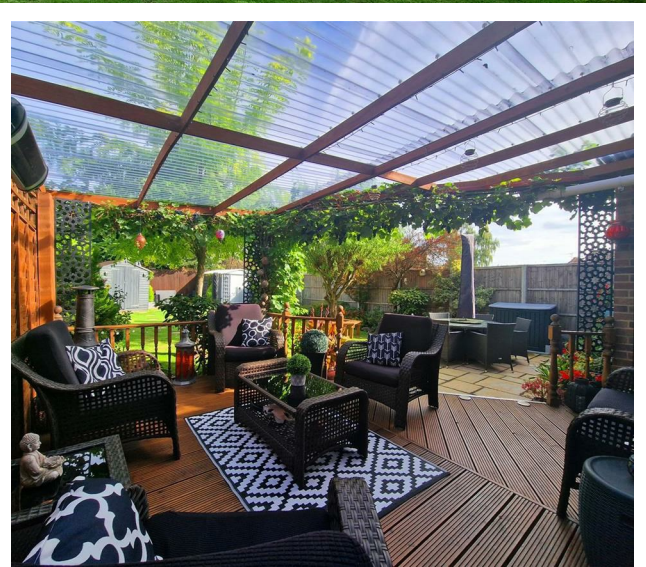


# Watford

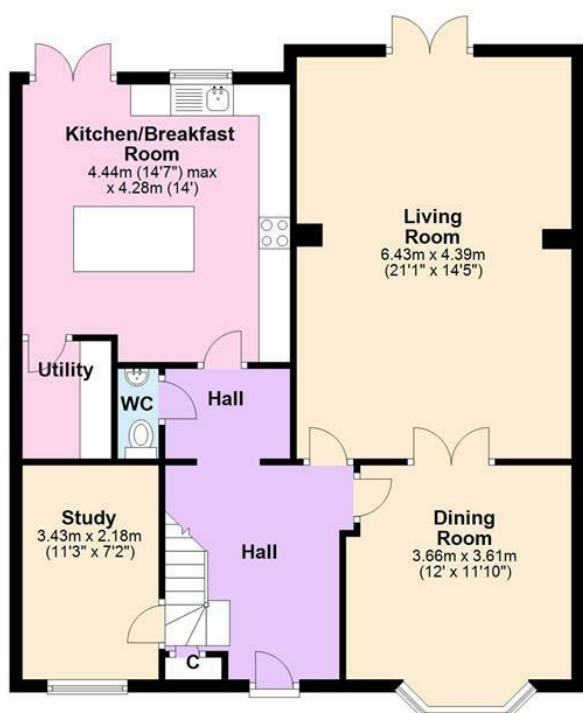
OFFERS IN EXCESS OF

£900,000

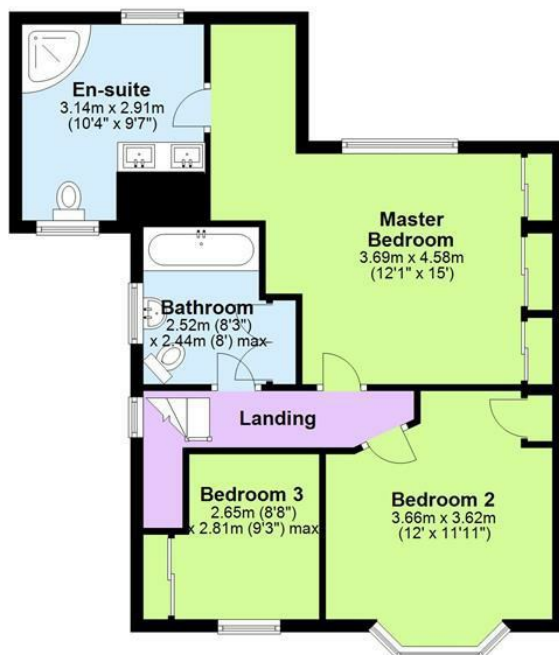
\*\*\*SOLD BEFORE LAUNCH - MORE CASSIOBURY PROPERTIES URGENTLY REQUIRED\*\*\*



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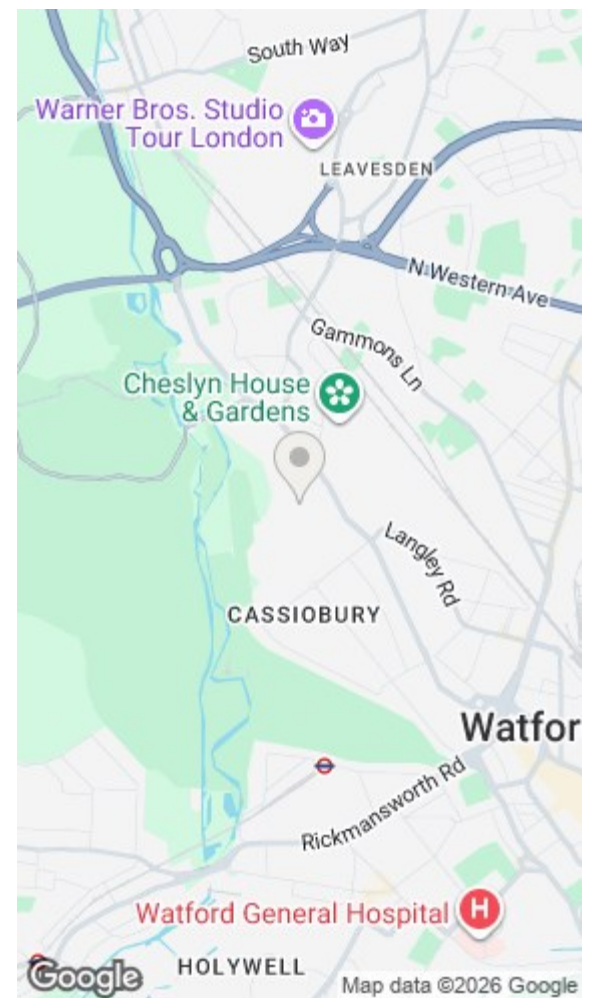
**Ground Floor**  
Approx. 86.1 sq. metres (926.5 sq. feet)



**First Floor**  
Approx. 59.3 sq. metres (638.8 sq. feet)

Total area: approx. 145.4 sq. metres (1565.3 sq. feet)

All measurements are approximate.  
Plan produced using PlanUp.



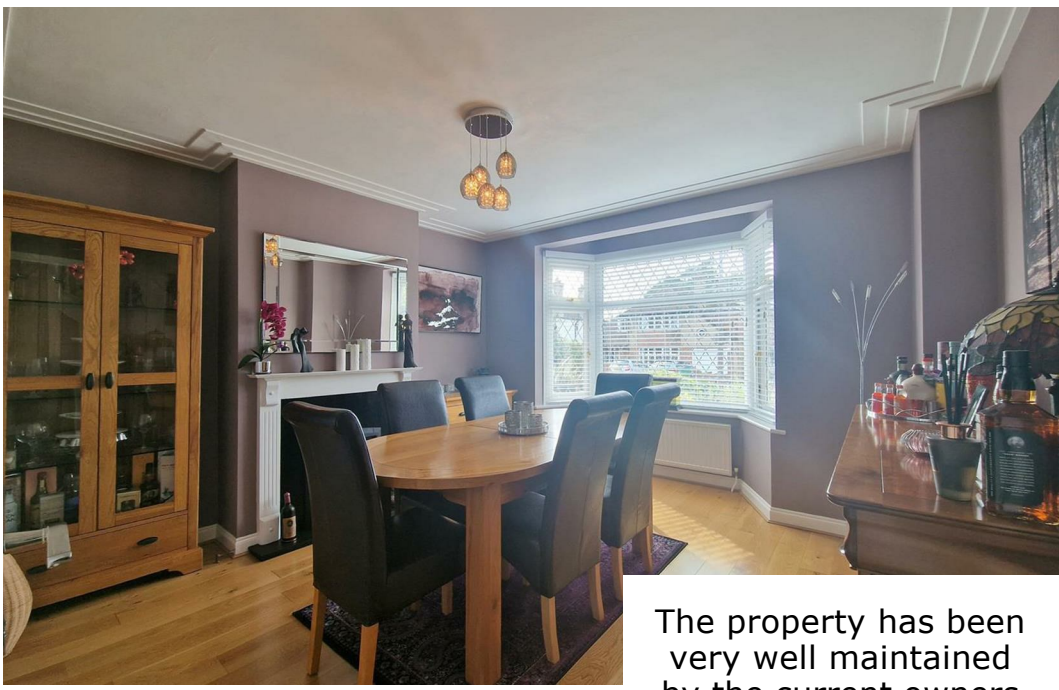
Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
71	83		



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The property has been very well maintained by the current owners



#### Ground Floor

A spacious entrance hallway leads to three reception rooms and a downstairs W/C. The dining room boasts a large bay window, original fireplace and double doors opening into a spacious 21ft long living room area with French patio doors opening onto the garden. A modern fitted kitchen is located to the rear of the property and benefits from many storage units to both base and eye level with granite worktops along with a fitted island, there is a utility room adjoining and another set of French patio doors opening out to the rear garden. The study/bedroom 4 is located at the front of the downstairs accommodation.

#### First Floor

Stairs rise to a galleried landing with doors opening to all three of the double bedrooms and family bathroom. Bedrooms two and three are located at the front of the property, and both have fitted cupboards. The family bathroom services bedrooms two and three and is fitted with a three-piece suite with porcelanosa tiles. The spacious master bedroom faces out to the rear of the property and benefits from a range of wardrobes with sliding doors, a dressing area and an ensuite shower room which is fitted with his & hers sinks, shower cubicle and pedestal.

#### Outside

The garden to the rear of the property is wonderfully secluded with a large patio area located to the very rear of the garden. A beautifully appointed long lawned area with planted borders and shrubs to the side and two free-standing sheds. There is a decking area located to the rear of the property which is covered by a gazebo. To the front of the property there is a block paved driveway which offers off street parking.

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#### The Situation

The Cassiobury Estate is a suburban residential area of Watford. It is bounded to the south by Cassiobury Park, the main public park in Watford, to the West by playing fields next to the River Gade, and to the northeast by Hempstead Road.

There is excellent access to the M25, A41, M1, Watford Junction, Watford Metropolitan station and Kings Langley station. As well as this it is also within close proximity to the highly regarded schools in the area including Nascot Wood Junior School.

#### Agents Information For Buyers

Please be aware, that 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 your bank account are the most up-to-date balances.
3. Passport photo ID for ALL connected purchasers and a utility bill.



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