



Parkside Drive, Watford, Hertfordshire, WD17 3AU
Guide price: £1,300,000 Freehold

sewell &
gardner



About the property

Set within the prestigious Cassiobury Estate, this impressive four double bedroom detached family home presents an exceptional opportunity for expansion and enhancement. Brimming with potential and nestled in one of the area's most sought-after locations and backs onto Cassiobury Park.

The property is offered to market as chain free and comprises a welcoming entrance hallway with a convenient WC, a bright dual-aspect living room, fully fitted kitchen, dedicated dining room perfect for entertaining and a bright sun room with lovely views over the garden. Upstairs, the principal bedroom boasts ample built-in wardrobes and a spacious ensuite wet room. Two further double bedrooms offer flexibility for family or guests, alongside a generously sized single bedroom. A four-piece family bathroom completes the first floor.

Externally, the property continues to impress. To the front, there's driveway parking for several vehicles along with a double-length garage providing ample storage or workshop space. To the rear, a beautifully maintained, mature South-West facing garden offers privacy and year-round enjoyment, complete with a greenhouse and garden shed.

The property is perfectly located on this popular tree lined street, moments from Cassiobury Park and close to excellent local schooling including the Watford Grammar Schools.

Local Authority: Watford Borough Council

Approximate floor area: 2,324 sq ft

Council Tax Band: G

Tenure: Freehold





Key features

- Four bedrooms
- Detached home
- Chain free
- Garage
- Driveway parking
- Potential to enhance and extend STPP
- Backing on to Cassiobury Park
- Easy access to both M1 and M25 motorways

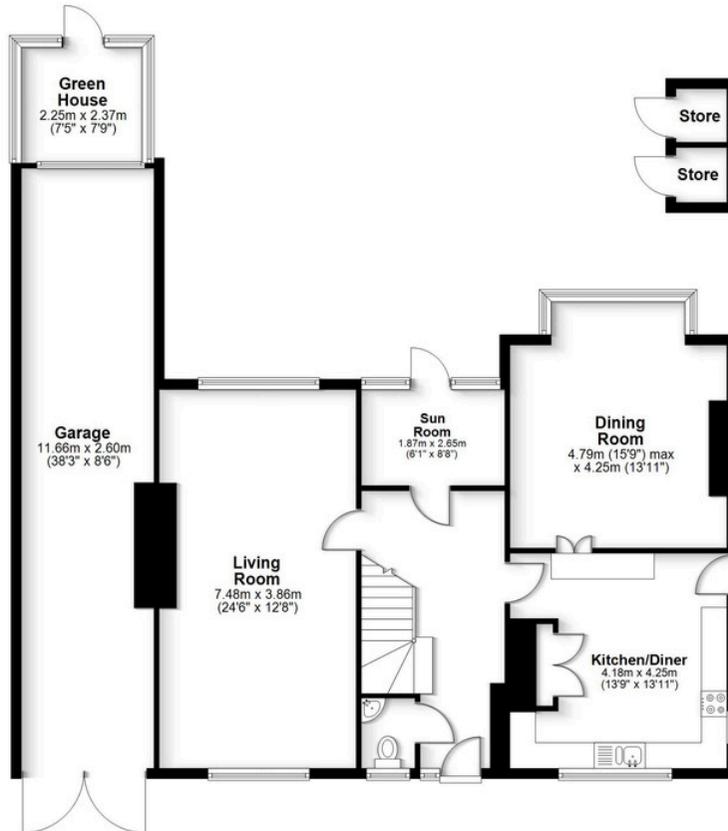




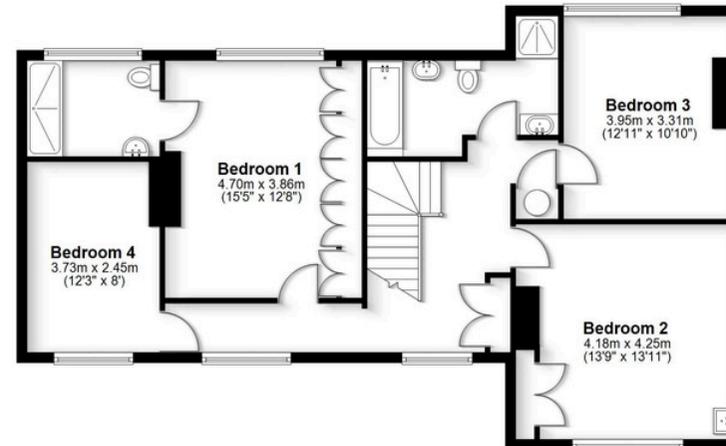
Floorplan



Ground Floor
Approx. 126.7 sq. metres (1364.1 sq. feet)



First Floor
Approx. 89.2 sq. metres (959.9 sq. feet)



Total area: approx. 215.9 sq. metres (2324.0 sq. feet)

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Area Information

Watford Town Centre has transformed, with the redevelopment of the Atria shopping centre creating extra retail space, a large Cineworld Imax cinema, leisure complex and a vibrant new restaurant hub.

The area is surrounded by some beautiful countryside with many locations to enjoy walking and cycling. There is also a variety of other leisure facilities including golf, football, tennis and cricket. There are many leisure and health clubs close by providing swimming and sports facilities and Watford is home to one of England's most luxurious golf courses at The Grove, Chandlers Cross.

The business climate is developing, and the business start-up rate is high in the area. Significant investment in the area has contributed to greater employment and this will continue to be the case as the re-development of the town centre is creating further employment opportunities.

There is also the benefit of easy access to London from both Watford Junction and Watford Metropolitan line stations

- 0.9 miles to Watford Station
- 0.9 miles to Watford Town Centre
- Nearest Motorway: 2 miles to M25



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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Contact Sewell & Gardner on 01923 776400 or sgsales@sewellgardner.com