



Woodland Drive, Watford, Hertfordshire, WD17 3LB  
Offers in excess of: £950,000 Freehold

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# About the property

Nestled in the prestigious and ever-popular Cassiobury Estate, this four-bedroom, two-bathroom detached residence offers spacious, well-appointed accommodation ideal for family living.

The ground floor welcomes you with a bright entrance hallway that flows seamlessly into a fully fitted kitchen, a separate dining room perfect for entertaining, and a generous living room. A versatile study provides an inspiring workspace with serene views of the beautifully landscaped rear garden. Completing the ground floor is a contemporary shower room and access to the integral garage, offering excellent storage and convenience.

Upstairs, the first-floor landing leads to the principal bedroom featuring built-in wardrobes and a private dressing room. Three additional well-proportioned bedrooms and a sleek, modern family bathroom ensure ample space for the whole family.

Externally, the property benefits from a spacious driveway providing ample off-street parking to the front. To the rear, the beautifully maintained, enclosed garden offers a tranquil retreat with manicured lawns and established planting—perfect for outdoor relaxation and entertaining.

This is a fantastic opportunity to secure a superb family home in one of Watford's most desirable locations, just moments from excellent schools, Cassiobury Park, and Watford town centre.

Local Authority: Watford Borough Council

Approximate floor area: 1,582 sq ft

Council Tax Band: G

Tenure: Freehold



# Key features

- Four bedrooms
- Detached home
- Integral garage
- Driveway parking
- Walking distance to Cassiobury Park
- Easy access to both M1 and M25 motorways
- Close to excellent schools



# Floorplan



Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
1582 ft<sup>2</sup>  
146.9 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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

- 0.8 miles to Watford Junction Station
- 0.7 miles to Watford Town Centre
- Nearest Motorway: 1.6 miles to M25



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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