



APPROXIMATE GROSS INTERNAL FLOOR AREA 128.9 SQ M / 1388 SQ FT
 THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND
 SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.
 (c) AMBERSHORE PIX LIMITED / PHOTO - VIDEO - FLOOR PLANS / 0800 999 1577 / WWW.AMBERSHOREPIX.CO.UK

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



This well presented three double bedroom, semi detached, family home is situated on the desirable Cassiobury Park Avenue, a stones throw from Watford Grammar School for Boys and the Met Line Station. This lovely property has generous rooms, driveway parking for up to three cars, a garage and a beautiful rear garden backing on to the award winning Cassiobury Park.

The house has a spacious entrance hall, reception room to the front with a large bay window, reception room to the rear with patio doors leading to the beautiful garden and a kitchen/breakfast room with door to the garden; there is also a downstairs WC. To the first floor are three double bedrooms, a modern bathroom and a large landing with access to the fully boarded loft.

The property has great scope for extension and is a perfect family home in a highly sort after road.

Council Tax Band F £3,083.15

1. Money Laundering Regulations: Buyers will be asked to produce requested ID in order to meet these regulations.

2. We do our best to ensure our particulars are fair, accurate and reliable, but they are only a general guide to the property. Measurements are supplied for guidance only.

3. Buyers are advised to carry out a survey and service reports before finalising their offer to purchase.

4. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer of contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Marshall Vizard or its employees have any authority to make or give an representation or warranty in relation to this property.



ROOM DESCRIPTIONS

Front Garden

Wall to the front, block paved driveway parking for three cars, access to garage.

Entrance Hall

Carpeted, under stairs storage cupboard, radiator, ceiling light, window to front aspect.

Reception Room One

4.09m x 4.42m (13' 5" x 14' 6") Carpeted, 2 x radiators and ceiling light, ay window to front aspect.

Reception Room Two

3.51m x 4.26m (11' 6" x 14' 0") Carpeted, radiator, ceiling light, feature gas fireplace with natural stone surround, patio doors to rear garden.

Kitchen/Breakfast Room

2.72m x 5.08m (8' 11" x 16' 8") Vinyl flooring, part tiled walls, range of base and wall units with ample contrast laminate worktops, one and a half sink drainer, space for fridge, freezer, washing machine and dishwasher, integrated gas hob, extractor and double oven, radiator, spotlights, door to garden, window to side aspect, door to downstairs WC.

Downstairs W/C

Tiled flooring, tiled walls, hand wash basin, low level W/C, heated towel rail, ceiling light, window to rear aspect.

Carpeted Stairway to:-

Landing, access to fully boarded loft (with lighting and ladder), ceiling light, window to side aspect

Bedroom One

4.09m x 4.42m (13' 5" x 14' 6") Carpeted, ceiling light, wall lights, radiator, fitted wardrobes, bay window to front aspect.

Bedroom Two

3.51m x 4.26m (11' 6" x 14' 0") Carpeted, ceiling light, radiator, fitted wardrobes, storage cupboard, w9indow to rear aspect.

Bedroom Three

Carpeted,, radiator, fitted wardrobes (containing 6 year old combi boiler ,spot lights, window to rear aspect.

Bathroom

Vinyl flooring, tiled walls, panel bath with mixer tap and shower attachment, walk in shower, hand wash basin with vanity unit, mirrored storage cupboard, low level W/C, heated towel rail, extractor fan, radiator, spotlights, window to front aspect.

Garden

9.00m x 34.00m (29' 6" x 111' 7") Beautiful garden, over 100ft in length, in two sections backing onto Cassiobury Park with gated access into the park, plus a patio and seating area, lawn, planted borders, nearly new shed, greenhouse, walled area to conceal bins, access to garage.

Garage

2.31m x 5.47m (7' 7" x 17' 11")