

FREEHOLD



House - Semi-Detached (EPC Rating: D)

SWISS AVENUE, WATFORD, WD18
7LN

£835,000

4 Bedroom House - Semi-Detached located in Watford

Stunning four-bedroom semi-detached home on the highly sought-after Swiss Avenue, Cassiobury Estate. Two reception rooms, extended kitchen, an excellent separate utility room, four bedrooms (one en-suite) and family bathroom. Beautiful rear garden. Ideally located within walking distance to the Grammar School for Boys, Cassiobury Park and the Metropolitan Station.

Swiss Avenue, Watford, WD18 7LN. Guide Price: £835,000 :
Tasteful Four-Bedroom Family Home in Desirable Location

Perfectly positioned on the high desirable Cassiobury Estate, our extended and spacious four-bedroom semi-detached family home offers generous living accommodation and is offered to the market in excellent condition throughout. Set over two well-designed floors, this property is ideal for families looking for space, convenience and style.

Attractive frontage with off-street parking for two vehicles and a small lawn with mature planting, with potential to extend for additional parking if required.

Ground Floor Accommodation

Entrance Hall

A welcoming hallway providing access to the main reception rooms and staircase to the first floor.

Lounge – 12'7" x 12'4" (3.82m x 3.77m)

A bright and inviting living space with a large bay window to the front, offering plenty of natural light. Perfect for family relaxation or entertaining.

Dining Room – 11'11" x 11'2" (3.64m x 3.39m)

Overlooking the garden, this versatile room is ideal for formal dining or as a second reception space.

Kitchen – 18'7" x 17'2" (5.66m x 5.24m at max)

A spacious kitchen with ample worktops and storage units, rear garden access and room for informal dining. A great space for family cooking and everyday living.

Utility Room – 8'6" x 8'6" (2.59m x 2.59m)

Located just off the kitchen, offering additional storage, workspace and integrated appliances.

Storage – 8'6" x 4'6" (2.59m x 1.36m)

A useful space for tools, bicycles or further utility purposes.

First Floor Accommodation

Accessed via a central landing:

Bedroom 1 (Principal Bedroom) – 13'1" x 9'8" (4.23m x 2.94m)

A generous double bedroom overlooking the rear garden,

complete with:

En-Suite Shower Room – 9'8" x 5'11" (2.94m x 1.81m)
Modern suite with shower, toilet and basin.

Bedroom 2 – 12'7" x 11'11" (3.82m x 3.64m)
Large double bedroom with front aspect.

Bedroom 3 – 12'7" x 12'4" (3.82m x 3.77m)
Spacious bedroom featuring a charming bay window overlooking the front.

Bedroom 4 – 8'3" x 7'6" (2.52m x 2.29m)
Ideal as a child's bedroom, nursery, office or dressing room.

Family Bathroom – 8'7" x 7'6" (2.62m x 2.29m)
Well-sized and serving all bedrooms, with bath, basin and WC.

Garden & Outdoor Space

A private rear garden, enclosed by panel fencing and accessed from the kitchen and second reception, featuring a block-paved patio perfect for outdoor dining, leading to a neatly maintained lawn bordered by mature flower beds, and complemented by a useful garden shed.

Key Features at a Glance

Desirable Swiss Avenue location

Four bedrooms including master bedroom with en-suite

Two well-sized reception rooms

Spacious kitchen plus separate utility room

Storage area

Family bathroom

Private rear garden

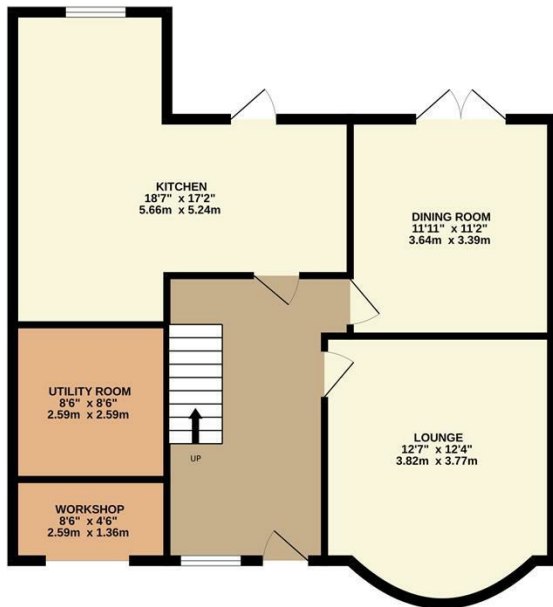
Off-street parking for two cars plus potential to extend for additional parking

Close to outstanding local schools, Cassiobury Park (Green Flag Status) and excellent transport links

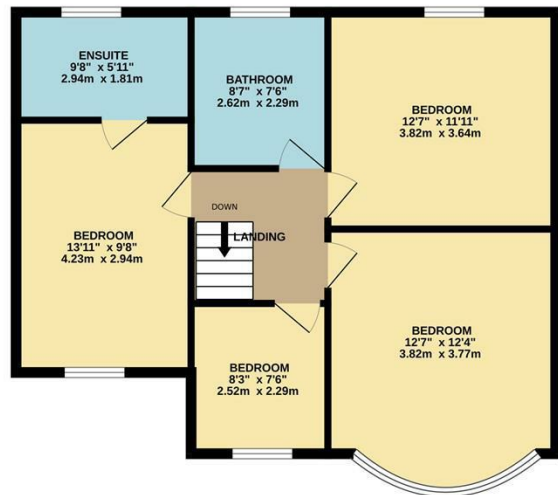


WATFORD SALES | 12 MARKET STREET, WATFORD, HERTFORDSHIRE, WD18 0PD

GROUND FLOOR
788 sq.ft. (73.2 sq.m.) approx.



1ST FLOOR
693 sq.ft. (64.4 sq.m.) approx.



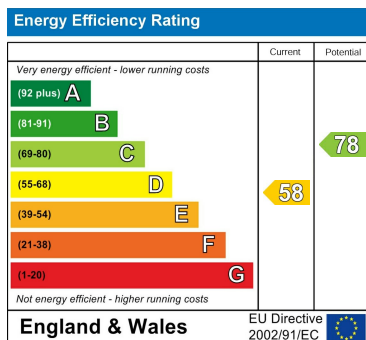
TOTAL FLOOR AREA: 1481 sq.ft. (137.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band

D

Energy Performance Graph



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