



OFFERS OVER

£735,000

Gade Avenue

Watford, WD18 7LJ

PROPERTY SUMMARY

NO ONWARD CHAIN . This 3 bedroom detached house spans 1,093 sq ft offering well proportioned rooms and is situated on the popular Cassiobury Estate. Accommodation to the ground floor includes: hallway, lounge, dining room and kitchen. Upstairs there are two double bedrooms (with fitted wardrobes), a single bedroom, family bathroom and separate WC. The property has a carriage drive providing off street parking and a carport leading to separate garage. One of the standout features of this property is the impressive 84-foot long rear garden. Situated close to Watford Boys Grammar and the Met line station, this property is ideal for families and commuters alike. The location is truly desirable, with a short walk taking you to the picturesque Cassiobury Park. With huge potential waiting to be unlocked, this house is a fantastic opportunity to create the home of your dreams.

3



1



2







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Approximate Area = 1093 sq ft / 101.5 sq m
 Garage = 104 sq ft / 9.7 sq m
 Outbuilding = 19 sq ft / 1.8 sq m
 Total = 1216 sq ft / 113 sq m
 For identification only - Not to scale

LOCAL AUTHORITY
 Watford Borough Council

TENURE
 Freehold

COUNCIL TAX BAND
 F

VIEWINGS
 By prior appointment only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for James Estate Agents. REF: 1092128



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