

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.



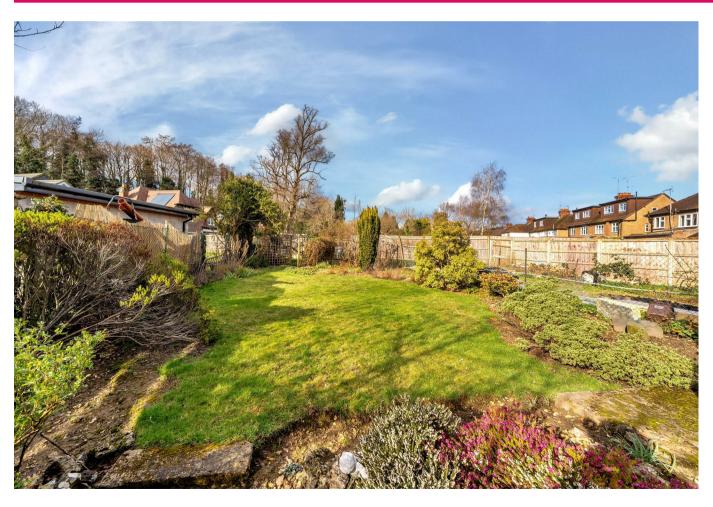


1



2

















Gade Avenue, Watford, WD18 7LJ

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

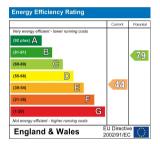
TENURE

Freehold

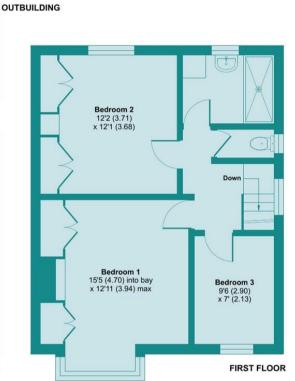
COUNCIL TAX BAND

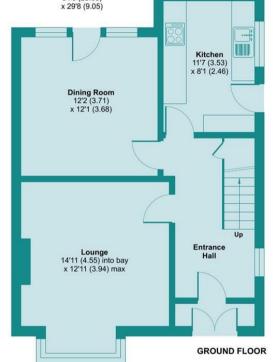
VIEWINGS

By prior appointment only



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

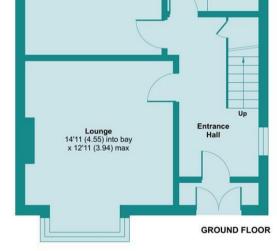




Garden

Approximate 84'3 (25.68) 5'4 (1.63)

x 3'11 (1.19)





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



Garage 13'9 (4.19)

x 7'6 (2.29)

OFFICE ADDRESS 141 New Road Rickmansworth Hertfordshire WD3 3EN

OFFICE DETAILS 01923 710500 info@jamesestateagents.com https://www.jamesestateagents.com