

58 Gade Avenue,

£795,000

3 2 2



Ref: MS0129

Located on Gade Avenue, just a short 100 yards from the picturesque Cassiobury Park, this meticulously maintained 1930s family home offers an ideal blend of classic charm and modern potential. The property has been lovingly cared for by its current owners, showcasing a beautiful character that speaks to both its heritage and contemporary living.

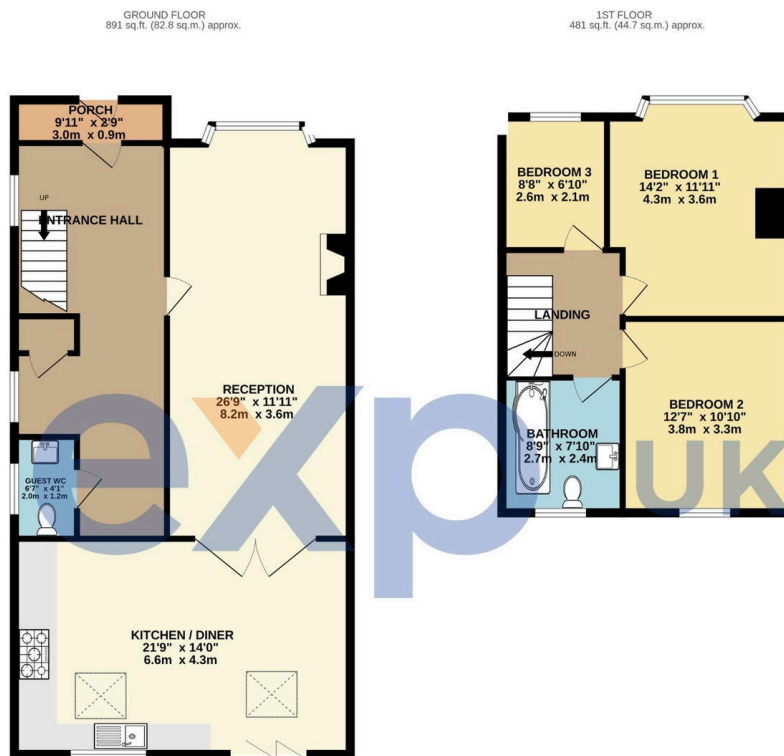
Standout Features:

- Westerly-facing rear garden with abundant natural sunlight
- Proximity to Watford Metropolitan Station (just a 5-minute walk)
- Close to Watford Boys Grammar

Significant potential for further expansion (Subject to Planning Permission)
 The home presents an exciting opportunity for a growing family, with the potential to extend both to the side and into the loft space. This flexibility allows future owners to truly customise the

property into their dream "forever home" while enjoying its current beautifully presented condition.

- Very Well Presented Decorative Order
- Catchment to Watford Boys Grammar
- 100 Yards Approx from Cassiobury Park
- Spacious Family Reception Room
- Family Bathroom + Guest Cloakroom
- Closed Upper Chain
- Close to Watford Met Station
- Off Street Parking plus Garage
- Extended Modern Fitted Kitchen / Diner
- 3 Bedrooms



TOTAL FLOOR AREA - 1372 sq.ft. (127.5 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplans 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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