

for sale

offers in excess of **£825,000**



Gade Avenue Watford WD18 7LG

Spacious Five bedroom family home. The property has enough room for the whole family boasting off street parking plus a garage to the rear, a large rear garden. This property is also ideally located close to the Watford Boy's Grammar School and the Watford Met line and also close to Cassiobury Park



Gade Avenue Watford WD18 7LG

Entrance Hall

Solid oak flooring, storage cupboard and cast iron radiator.

Cloakroom

Window to side aspect, WC, wash hand basin and part tiled walls.

Reception Room

10' 1" x 11' 3" (3.07m x 3.43m)

Double glazed window to front aspect, solid oak flooring, feature fireplace and radiator.

Family Room

13' 9" x 21' (4.19m x 6.40m)

Dual double glazed window, solid oak flooring, recessed lights, radiator, built in surround sounds system, projector and storage area.

Open Plan Kitchen / Diner

20' 11" x 25' 3" (6.38m x 7.70m)

Double glazed doors to rear aspect, skylights, wall and base level units with stainless steel sink unit with mixer tap, integrated appliances to include microwave, fridge/freezer and dishwasher. Free standing double oven and hob with extractor hood, tiled splash back areas, solid oak flooring and bespoke radiator.

Utility Room

6' 2" x 7' 9" (1.88m x 2.36m)

Wall and base level units with work surfaces, stainless steel sink unit, tiled splashbacks, megaflow system and space for washing machine.



First Floor Landing

Double glazed window to front aspect and radiator.

Master Bedroom

11' 3" x 15' (3.43m x 4.57m)

Double glazed bay window to front aspect, radiator and access to en suite.

En Suite Wet Room

Double glazed window to front aspect, fully tiled wet room with shower, wash hand basin and WC.

Bedroom Two

14' 4" x 14' 7" (4.37m x 4.45m)

Double glazed window to rear aspect, radiator and access to en suite.

En Suite

Fully tiled shower room with shower cubicle, wash hand basin and WC.

Bedroom Three

12' 4" x 10' 6" (3.76m x 3.20m)

Double glazed window to rear aspect and radiator.

Bedroom Four

8' 7" x 11' 5" (2.62m x 3.48m)

Double glazed window to side aspect and radiator.

Family Bathroom

Double glazed window to side aspect, whirlpool corner bath, wash hand basin, shower cubicle, WC, heated towel rail, fully tiled walls and floor.

Second Floor Landing

Velux window.

Bedroom Five

19' 5" x 9' 11" (5.92m x 3.02m)

Dual aspect velux windows, eaves storage, door to en suite and dressing/snug area.

En Suite

Dual aspect velux windows, bath with mixer tap, his and hers wash hand basins, shower cubicle, WC, fully tiled walls and flooring.

Dressing Area / Snug

Juliet balcony to rear aspect.

Exterior

Double Garage

19' x 19' (5.79m x 5.79m)

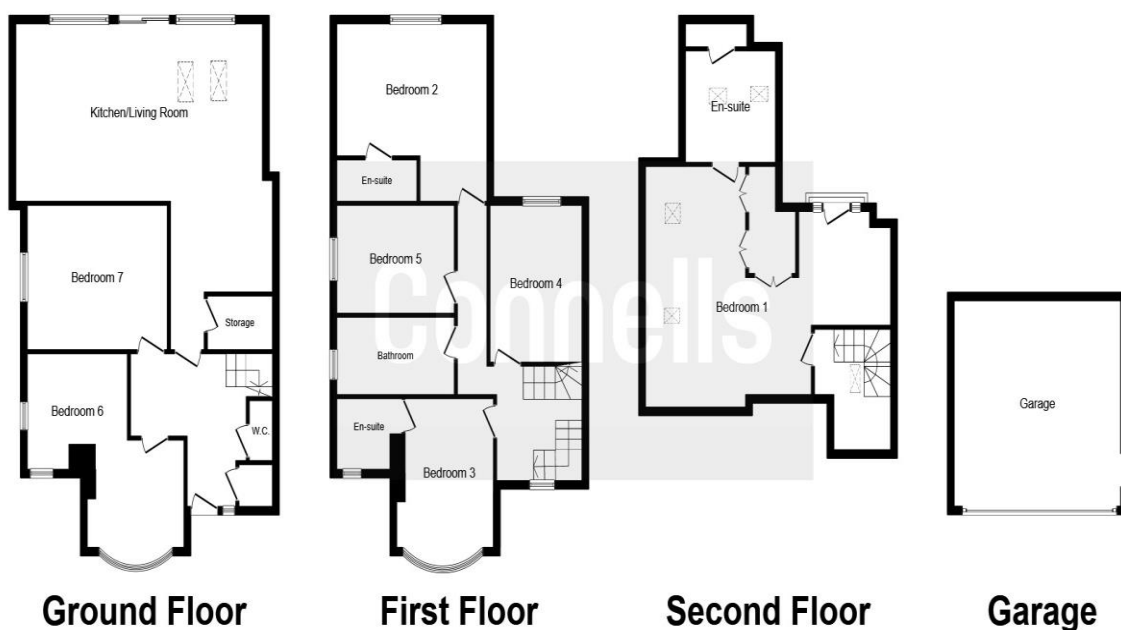
Located to the rear of the property with up and over door, light and power, space for two cars and stairs to loft space.

Rear Garden

Mature shrub borders with paved patio area leading to lawn.

Front Garden





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Property Ref: WTF311037 - 0006

Tenure: Freehold

EPC Rating: C

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