



Orchard Avenue, Watford
£700,000

proffitt
& holt





Orchard Avenue

Watford

A deceptively spacious, family home on this popular cul-de-sac, within a short walk of Parmiters School. Having been extended and remodelled by the current owner to a high specification, it offers well balanced accommodation across 3 floors, perfectly suited to family living and for entertaining. Entering on the ground floor to a welcoming entrance hall with ample storage and shower room/toilet, you are led towards the rear of the house, which houses a particularly impressive kitchen/living room. This wonderful open plan space is the perfect hub of the home and offers plenty of room for separate living and dining areas. The kitchen itself has been fitted in a stylish contemporary design, with sleek white units and contrasting dark blue units to the oversized island. There is ample storage, including a pantry style cupboard, as well as a range of integrated appliances and natural stone worktops. Bi-fold doors flood the room with light and lead directly out to garden, making this a great space to entertain in the Summer months. Additionally, there is a further formal reception room. To the first floor, there are 3 bedrooms and a family bathroom. The bathroom has recently been refurbished in a tasteful modern design and boasts a bath with rainfall shower above. Stairs rise again to the first floor, where there is a further bedroom with plenty of eaves storage.

Externally, the South-facing rear garden has been well-designed and landscaped for outdoor relaxing and dining. A canopy covers the generous patio, providing shade and protection from the elements, whilst there is also a lawned area with neat borders and a wooden shed for storage. A side gate gives access round to the front of the house, where there is ample parking for multiple vehicles, as well as a single garage located in a block.





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Abbots Langley has a number of local shops catering for most daily requirements, while for a more comprehensive range of shopping facilities and amenities, the larger towns of Watford and Hemel Hempstead are within a drive of approximately three miles. For the commuter, both Kings Langley mainline station and Watford Junction mainline station provide a service to London Euston and Junction 20 of the M25 is a distance of approximately two miles. Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Deceptively Spacious
- Large Open-Plan Kitchen/Living Space
- Popular Cul-De-Sac
- Parmiters Catchment Area
- South-Facing Garden
- Ground Floor Shower Room
- Driveway For Multiple Vehicles
- Four Bedrooms
- Garage In A Block





General information

Services

Mains, electricity, water, gas and drainage are understood to be available to the property.

Telephone is subject to telephone installer's transfer regulations.

Fixtures and fittings

All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.

For broadband and mobile speeds see;
<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

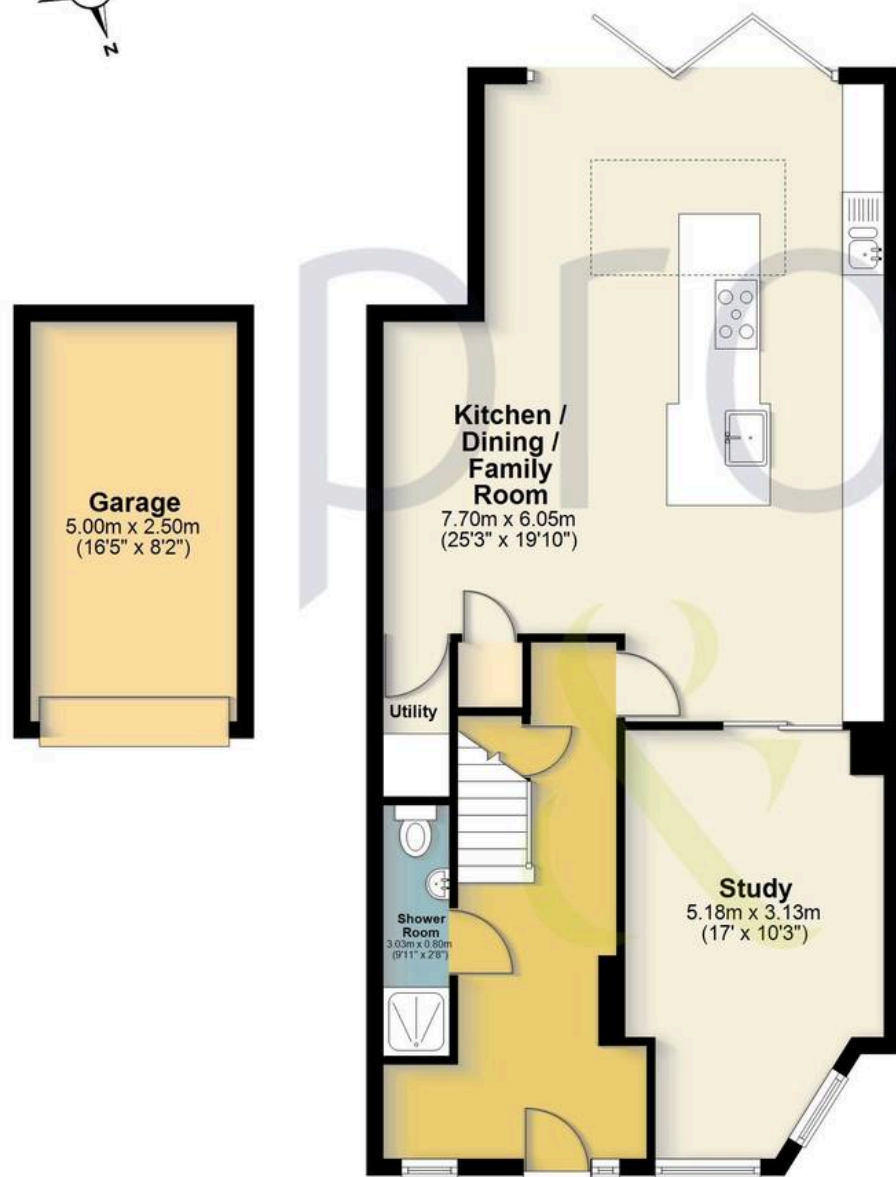






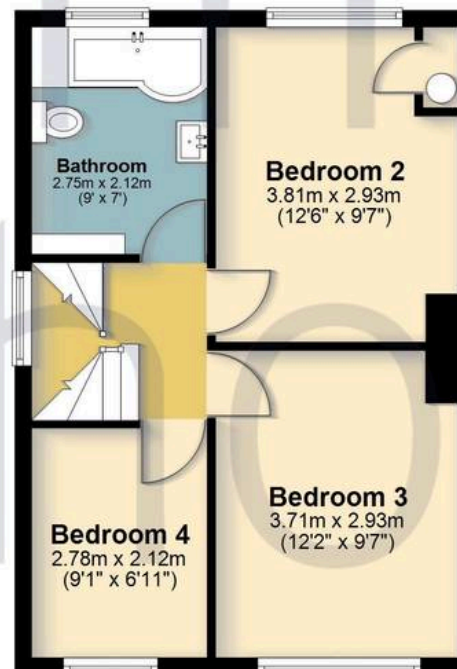
Ground Floor

Approx. 86.3 sq. metres (928.6 sq. feet)



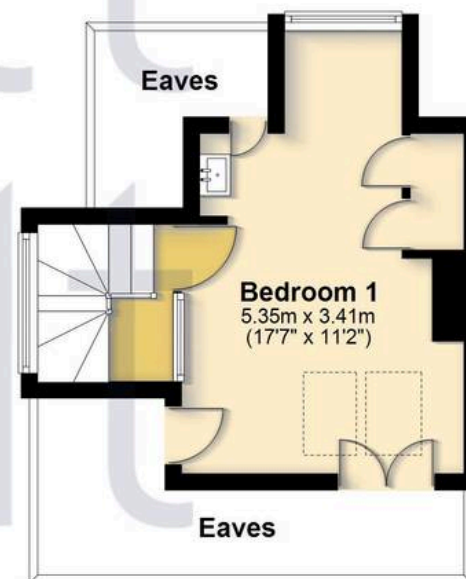
First Floor

Approx. 39.2 sq. metres (422.1 sq. feet)



Second Floor

Approx. 18.8 sq. metres (202.7 sq. feet)



Total area: approx. 144.3 sq. metres (1553.4 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - Unauthorised reproduction prohibited.
Plan produced using PlanUp.





Proffitt & Holt

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