



**Gade Avenue, Watford, WD18 7LG**

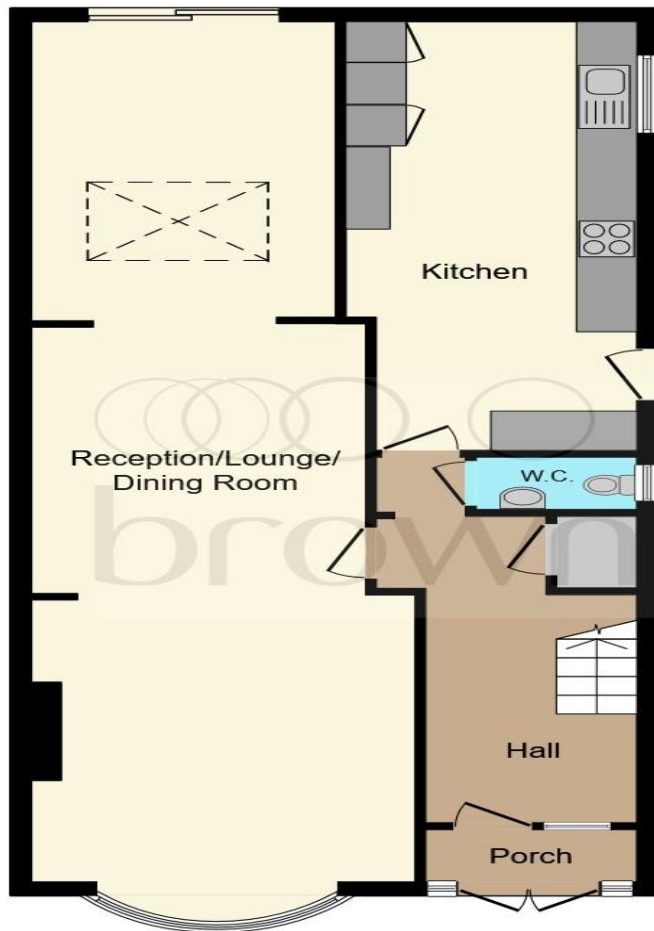


**welcome to**

**Gade Avenue, Watford**

Situated on the tranquil Gade Avenue, this elegant four-bedroom semi-detached home boasts a spacious interior and is ideally located next to the picturesque Cassiobury Park (less than 10ft).





**Ground Floor**



**First Floor**

## Entrance

### Lounge- Front

15' 2" x 13' 5" to max ( 4.62m x 4.09m to max )

### Lounge- Middle

13' 8" x 11' 5" ( 4.17m x 3.48m )

### Lounge- Rear

12' 6" x 9' 10" ( 3.81m x 3.00m )

### Kitchen

21' 11" x 9' 9" ( 6.68m x 2.97m )

### Wc

### Bedroom 1

13' 11" x 11' 8" ( 4.24m x 3.56m )

### Bedroom 2

15' 3" x 12' 2" ( 4.65m x 3.71m )

### Bedroom 3

12' 11" x 9' 10" ( 3.94m x 3.00m )

### Bedroom 4

8' 8" x 8' 4" ( 2.64m x 2.54m )

### Bathroom

10' 8" x 5' 9" ( 3.25m x 1.75m )

### Total Floor Area (from the EPC)

138 Square Metres

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

welcome to

## Gade Avenue, Watford

- 4 Bedroom Semi-Detached House
- Driveway
- 100ft+ Private Rear Garden
- Extended Open Plan Lounge Diner
- Perfectly Located for Cassiobury Park (10ft)

Tenure: Freehold EPC Rating: D

offers in excess of

**£875,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
WAF104534 - 0003

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