



Gade Avenue, Watford, WD18 7LQ

Guide Price £790,000 Freehold



The property

Upon entering, you will find a thoughtfully modernised kitchen, designed for both functionality and style, alongside a comfortable reception room, offering a versatile space for daily living and entertaining. The added comfort of underfloor heating ensures a warm and inviting atmosphere in the kitchen area. Upstairs, the property provides four well proportioned bedrooms and two bathrooms, catering to the needs of a growing household.

Externally, the property benefits from a driveway and a single garage, providing convenient off street parking and additional storage. A private garden offers a pleasant outdoor retreat for relaxation or recreation.

This property's location offers easy access to excellent local amenities and green spaces, making it a highly desirable place to call home.



Key Features

- Four bedroom semi detached home
- Driveway
- Garage
- Modernised kitchen
- Underfloor heating
- Two bathrooms
- Five minute walk to Cassiobury Park
- Seven minute walk to Watford Met Line Station
- Catchment area for Watford Grammar School for Boys (subject to annual admissions criteria)





Cassiobury Park

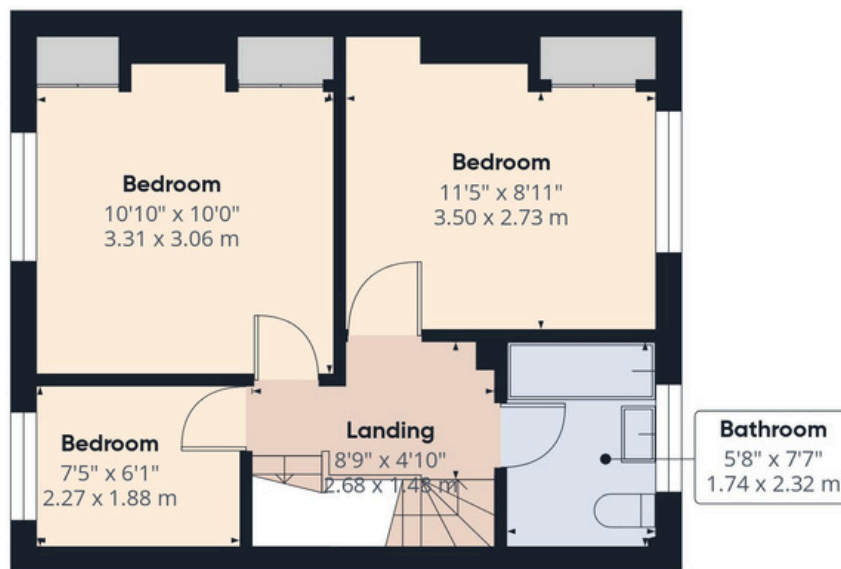
Watford Met Line Station

Watford Grammar
School for Boys

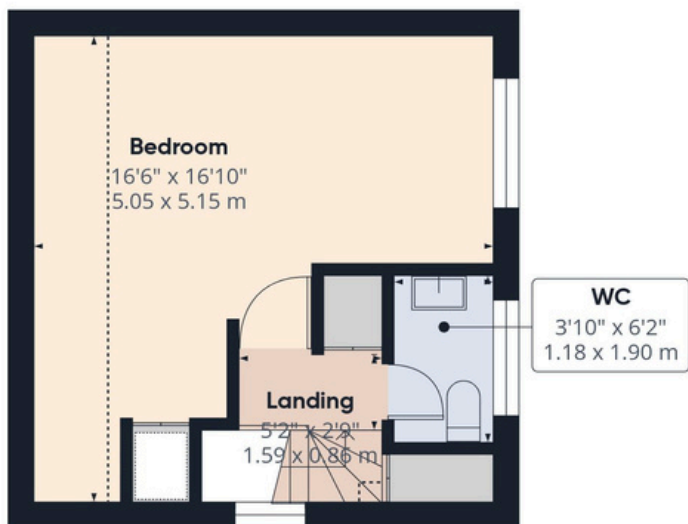
Floorplan



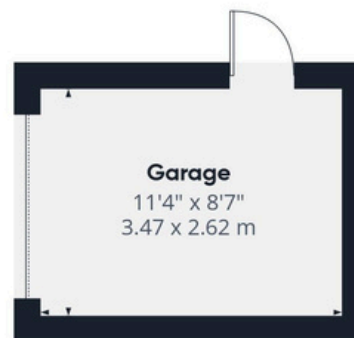
Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

1152 ft²
107 m²

Reduced headroom

47 ft²
4.3 m²

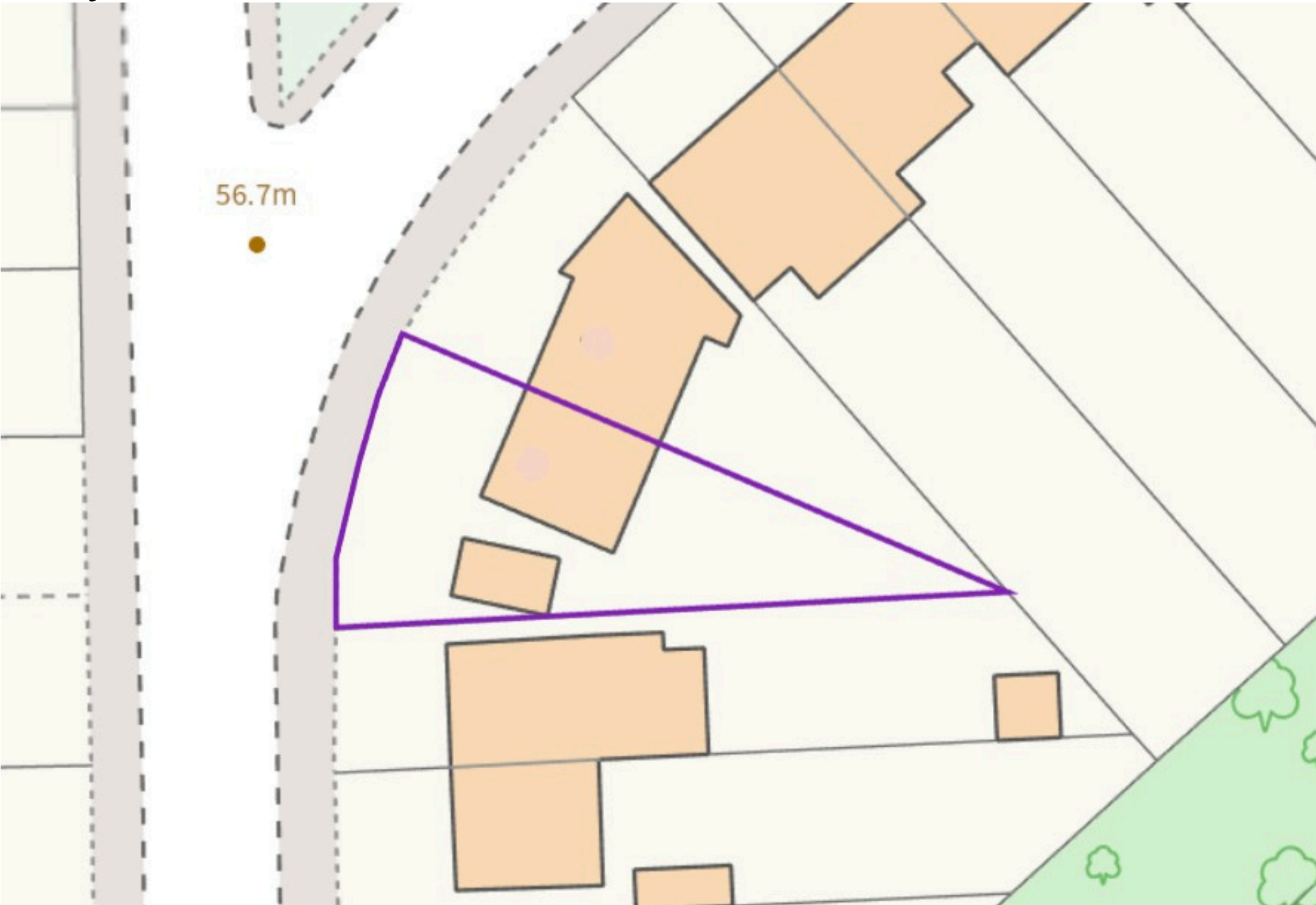
(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Boundary



Area Information

Watford Town Centre has transformed, with the redevelopment of the Harlequin shopping centre creating extra retail space, a large Cineworld IMAX cinema, leisure complex and a vibrant new restaurant hub. The area is surrounded by beautiful countryside with many locations to enjoy walking and cycling. A particular highlight is Cassiobury Park, one of the largest public parks in Hertfordshire, offering over 190 acres of green space, woodland trails, children's play areas, a miniature railway and open fields perfect for sports, picnics, and outdoor activities.

There is also a variety of other leisure facilities including golf, football, tennis and cricket. Many leisure and health clubs are close by providing swimming and sports facilities, and Watford is home to one of England's most luxurious golf courses at The Grove, Chandlers Cross.

Education in Watford is highly regarded, with schools such as Watford Grammar School for Boys and Watford Grammar School for Girls enjoying excellent reputations. Both schools consistently achieve strong academic results and offer a wide range of extracurricular opportunities, making them highly sought after by families in the area.

- 0.3 miles to Watford Metropolitan Line Station
- 1.7 miles to Watford Town Centre
- Nearest Motorway: 4.1 miles to M25
- Local Authority: Watford Borough Council
- Council Tax: E
- Approximate floor area: 1,152 sq ft
- Tenure: Freehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



Every care has been taken to ensure that the details in this brochure represent an accurate description of the property. However, we wish to inform prospective purchasers that these sales particulars are a general guide and none of the statements or dimensions should be relied upon as statements of representation or fact. Transparency of referral fees: We're legally required to inform you that we receive referral income from the following solicitors and surveyors up to the value of £150.00 per transaction; The Partnership, EMW Law, Hanney Dawkins & Jones, Archer Rusby Solicitors LLP, Woodward Surveyors Trend & Thomas Surveyors. For financial services we recommend Severn Financial and receive an average referral income of £260.00 per transaction. Although we recommend these companies because we believe they offer an excellent service, you are not under any obligation to use them.

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