SIGNATURE ESTATES



39 Orchard Drive

Watford, WD17 3DX

Offers Over £790,000

A Rare Opportunity on the Prestigious Cassiobury Estate

Orchard Drive | For Sale by Informal Tender

Situated on one of the Cassiobury Estate's most desirable roads, this three-bedroom semi-detached family home presents a rare opportunity to create a truly outstanding home in a prime residential location.

Occupying a generous plot with an extensive garden, the property offers exciting potential for refurbishment, remodelling and possible extension, subject to the necessary planning permissions and consents.

The rear & side plot space provides a wonderful canvas for prospective purchasers to reimagine the existing accommodation, create beautifully landscaped gardens and potentially enhance the home to suit their own vision and lifestyle.

Whether you are a family looking to establish a long-term home in this highly sought-after location, or a purchaser seeking a property with scope to add value, Orchard Drive represents an exceptional opportunity to secure a home with considerable future potential.

A property with the location, plot and potential to create something truly special.

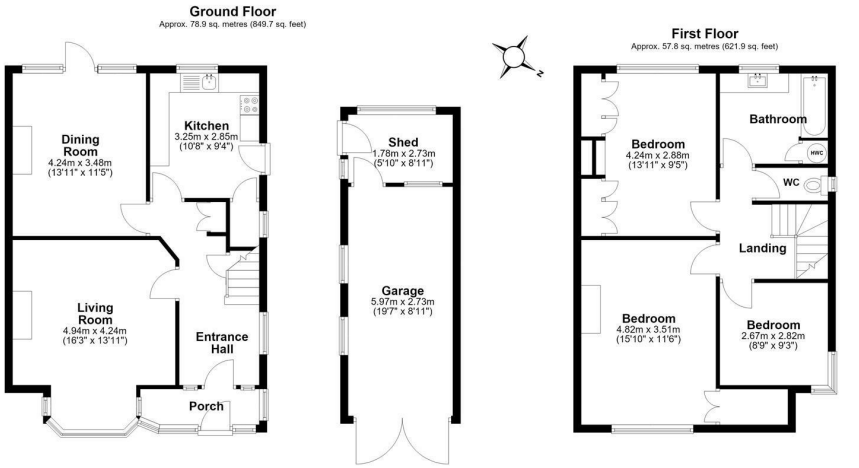
- Rarely Available 'A' Frame Style In The Cassiobury Estate
- **Chain Free- For Sale By Informal Tender
- Three Bedroom Semi Detached Property
- Two Substantial Reception Rooms
- Large Detached Garage & Outbuilding
- Large Secluded 'Orchard' Rear Garden
- Potential To Extend (STPP)
- Off Steet Parking
- 15 Min Walk to Junction Station and Town Centre
- In Need of Some Modernisation Throughout

Viewing

Please contact our Abbots Langley Office on 01923262666 if you wish to arrange a viewing appointment for this property or require further information.

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Floor Plan



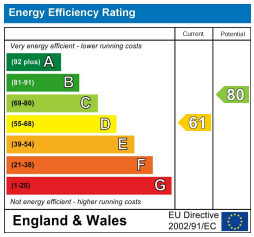
Total area: approx. 136.7 sq. metres (1471.6 sq. feet)

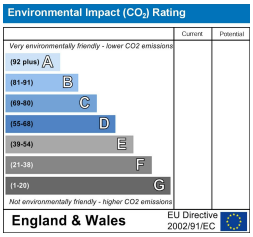
The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph













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