



39 Orchard Drive

Watford, WD17 3DX

For Sale By Informal Tender £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.

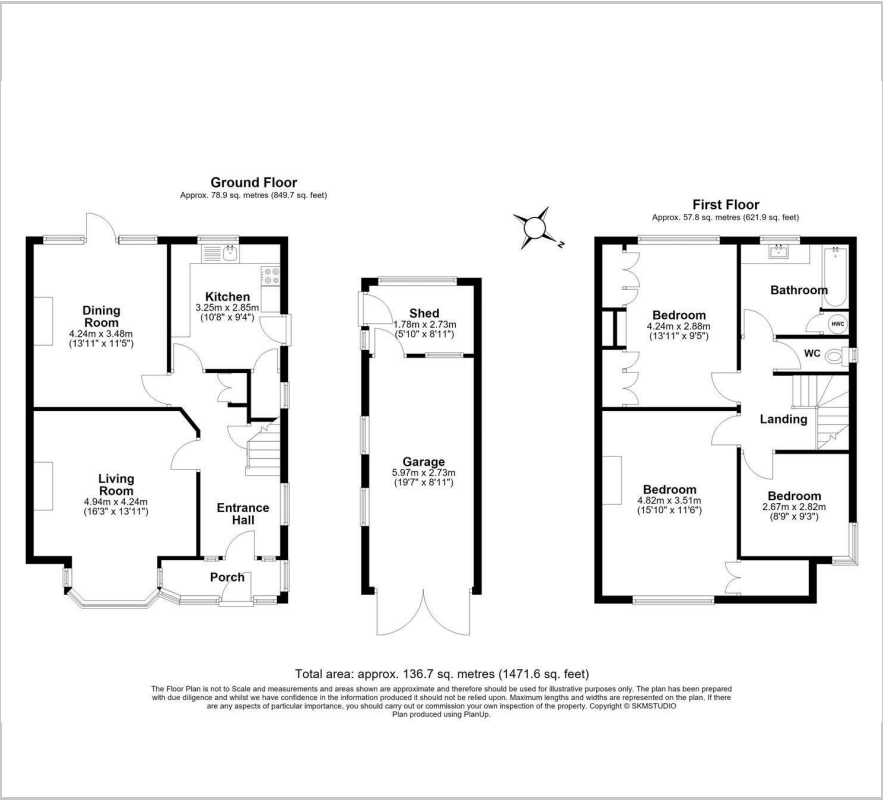
Viewing

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

- 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



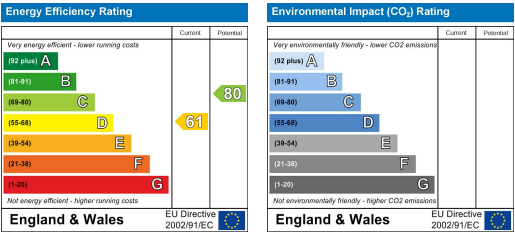
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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