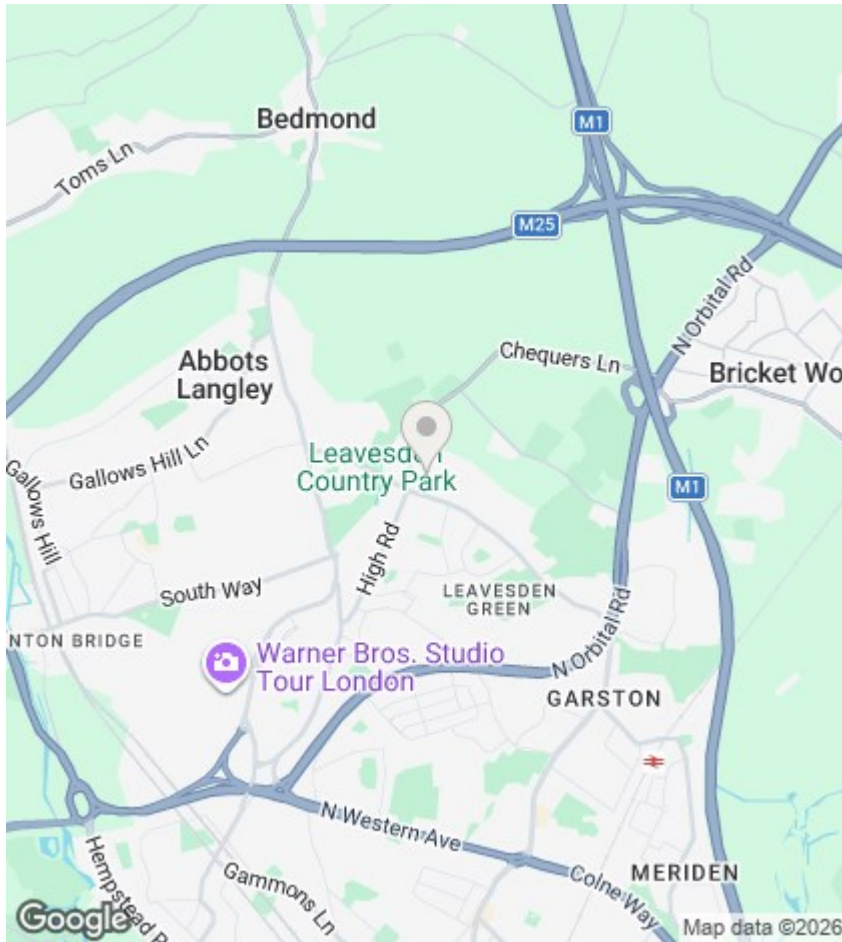




Orchard Avenue, Watford

Asking price £525,000

- 2 bedroom House with 2 Bathrooms & Guest WC
- Outside Kitchen & Hot tub
- Master Ensuite Bedroom
- Off street Parking for 2 cars
- Potential for loft extension subject to planning permission
- Open Plan Kitchen Diner with underfloor heating
- Newly Extended & Refurbished throughout
- 65 ft. Private Garden with Outhouse/Home office
- Close to Local Shops
- Great first time purchase. Early viewings recommended!!!



Directions

This property offers exceptional access to both the M1 and M25. A short drive takes you to Watford Junction Train Station, where you can reach London in just 20 minutes! Families will also appreciate the proximity to the highly regarded Parmiter's and St. Michael's schools. This home is the perfect blend of style and functionality, making it ideal for family living.

Viewings

Viewings by arrangement only. Call +44 20 3300 3550 to make an appointment.

Council Tax Band:

D

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

