



Orchard Avenue, Watford

Guide Price £530,000

proffitt
& holt





Orchard Avenue

Watford



" We are delighted to introduce this well-presented three-bedroom 'Rice Built' semi-detached house, ideally situated in a highly sought-after location within the Catchment Area for Parmiter's School, rated Outstanding by Ofsted. The property is also conveniently located within close proximity to St Michael's Catholic High School and Future Academies Watford, with excellent access to a wide range of local amenities and transport links.

Offered to the market with no upper chain, this property is an ideal choice for families and those looking to upsize. It also offers excellent potential for further extension, subject to the necessary planning permissions.

The accommodation is thoughtfully arranged over two floors, providing a welcoming and practical layout. Upon entering, the entrance hall leads into a bright and airy living room. The adjoining dining area flows seamlessly from the living space, creating a sociable and versatile area that benefits from an abundance of natural light. The kitchen is well-appointed, offering ample storage and generous worktop space, with potential for further enhancement to suit individual requirements. Upstairs, there are three generously proportioned bedrooms, each offering flexibility to suit a variety of needs, whether as bedrooms, a home office or nursery. The family bathroom is conveniently positioned, complemented by a separate WC, providing additional practicality and flexibility for family living. Further highlights include a private garage, providing secure parking or valuable storage space, together with a driveway offering off-street parking for multiple vehicles. The property also benefits from an unusually large rear garden, featuring a patio area, substantial shed and mature planting, providing a private and versatile outdoor space.

Viewing is highly recommended to fully appreciate the generous accommodation, excellent location and considerable potential this property has to offer.



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Abbots Langley has a number of local shops catering for most daily requirements, while for a more comprehensive range of shopping facilities and amenities, the larger towns of Watford and Hemel Hempstead are within a drive of approximately three miles. For the commuter, both Kings Langley mainline station and Watford Junction mainline station provide a service to London Euston and Junction 20 of the M25 is a distance of approximately two miles. Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: D

- Three Bedrooms
- Semi Detached
- NO UPPER CHAIN
- Further Potential to Extend (stpp)
- Sought After Location
- Generous Rear Garden
- Garage
- Driveway Parking
- 'Rice Built' Property





General Information

EPC – Energy Efficiency Rating: E

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Services

For broadband and mobile speeds see:

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

Fixtures and Fittings

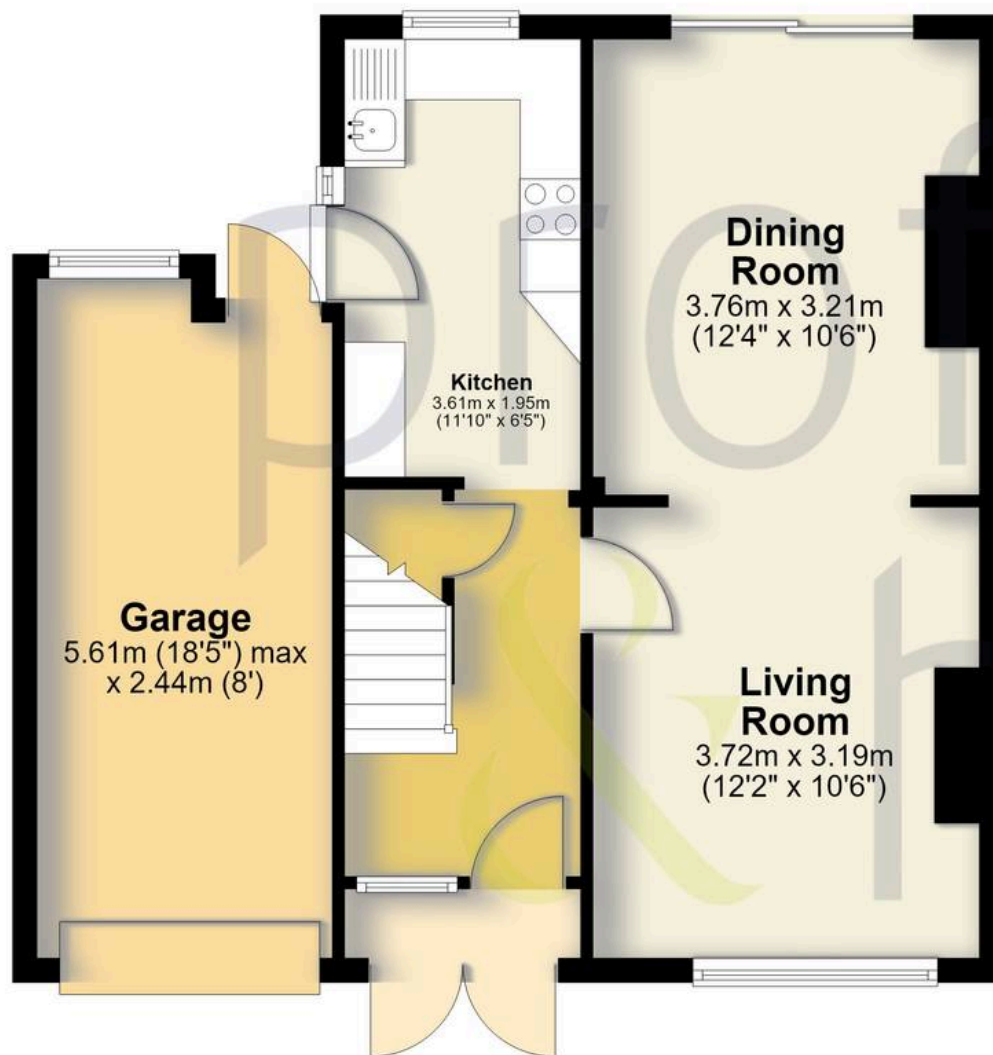
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.





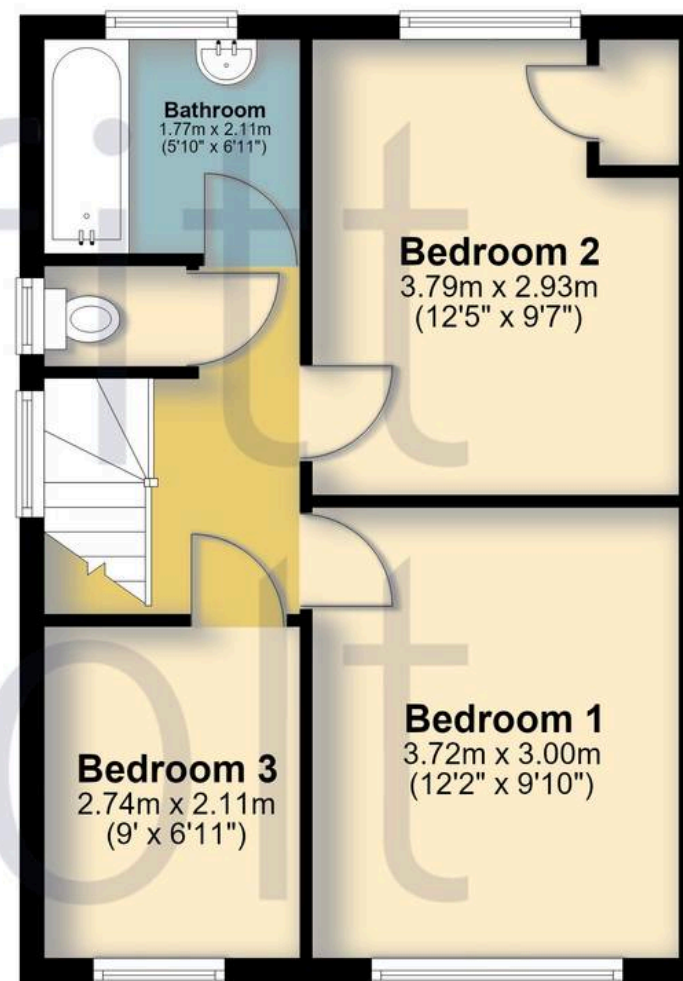
Ground Floor

Approx. 53.6 sq. metres (576.5 sq. feet)



First Floor

Approx. 39.3 sq. metres (423.3 sq. feet)



Total area: approx. 92.9 sq. metres (999.8 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - Unauthorised reproduction prohibited.

Plan produced using PlanUp.





Proffitt & Holt

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