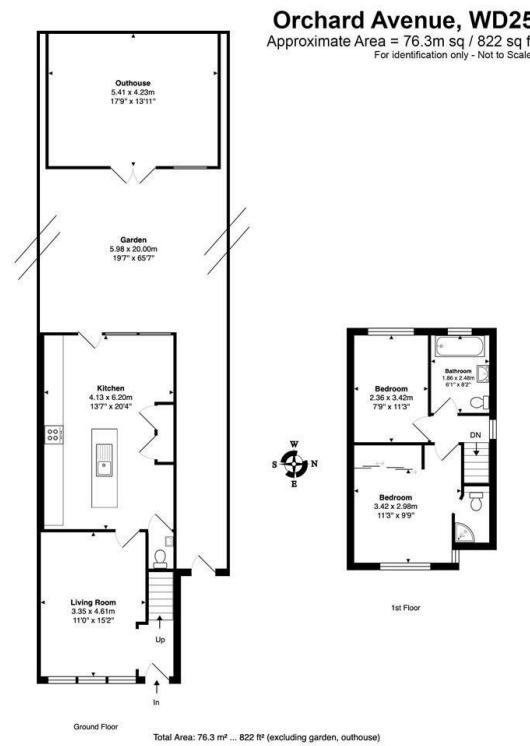




Orchard Avenue, Watford

Asking price £525,000

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



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

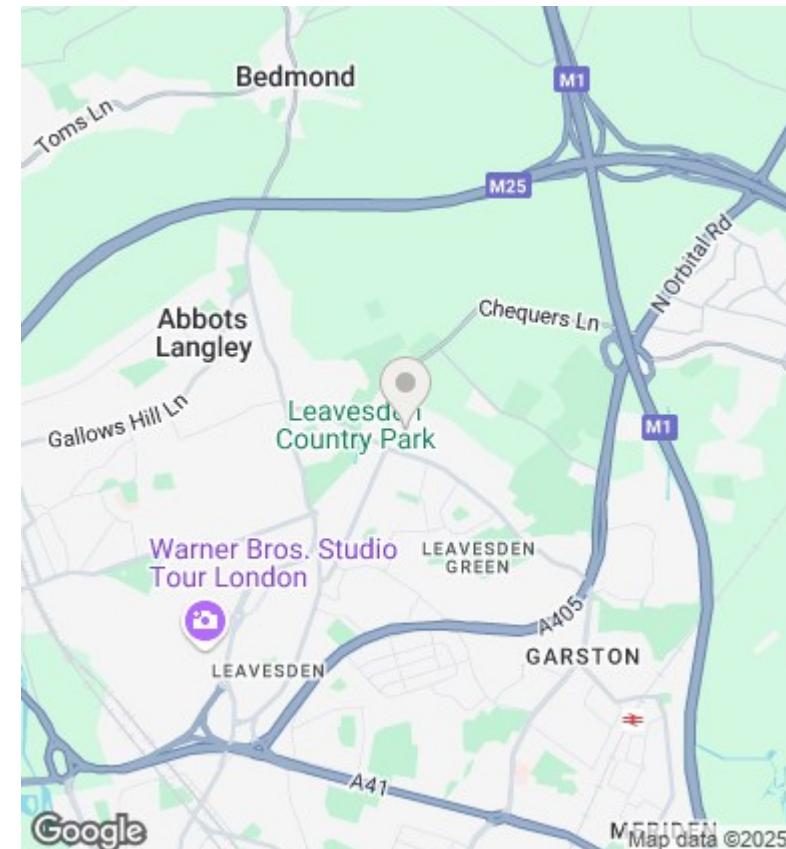
Viewings by arrangement only. Call +44 20 3300 3550 to make an appointment.

Council Tax Band

D

EPC Rating:

D



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