



Oxford Street, Watford, Hertfordshire, WD18 0ES

Guide price: £435,000 Freehold

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# About the property

Located in a popular residential road close to local amenities such as Watford General Hospital, bus routes, Watford Grammar School for girls and Watford Grammar School for boys, as well as being within walking distance of Watford Metropolitan Line station (1 mile).

The accommodation comprises of porch leading to lounge/dining room with plenty of clever storage. Together with a newly fitted modern kitchen.

Upstairs off the landing is a bathroom, separate WC, single bedroom and double bedroom with a range of fitted wardrobes. Furthermore, off the landing a door leads to a second staircase to loft storage space, currently used as a study.

To the rear is a courtyard garden with a shed. The property is double glazed and centrally heated throughout and the roof is less than 2 years old.

The property is offered to the market with no upper chain.



- Two bedrooms
- No upper chain

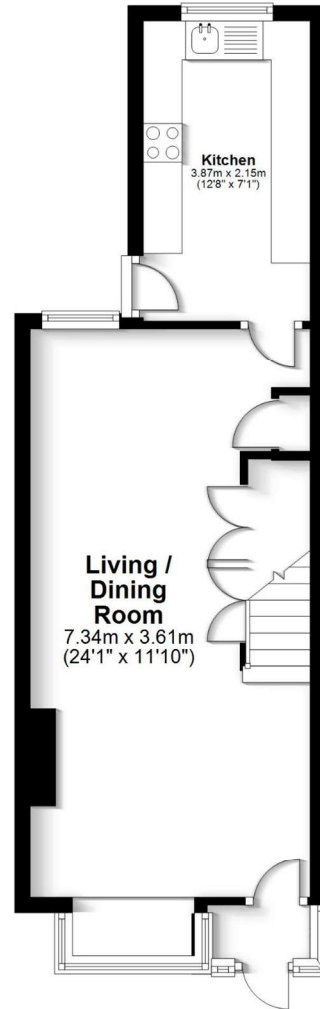
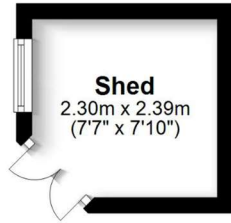
- Close to excellent schools
- Rear garden

- Close to transport links
- Walking distance to Watford Town Centre



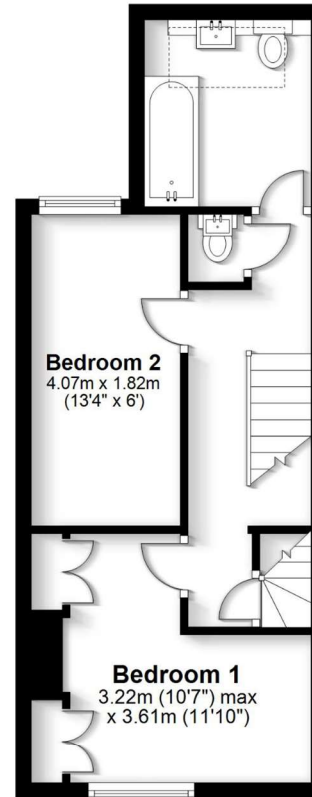
### Ground Floor

Approx. 41.9 sq. metres (450.6 sq. feet)



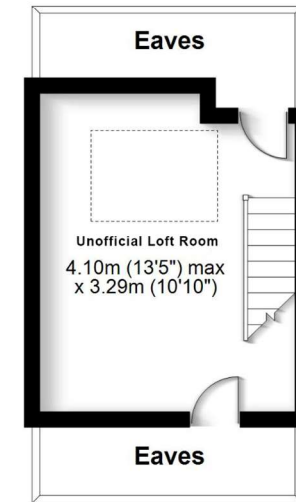
### First Floor

Approx. 31.6 sq. metres (339.9 sq. feet)



### Second Floor

Approx. 13.0 sq. metres (140.1 sq. feet)



Total area: approx. 86.5 sq. metres (930.6 sq. feet)

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Plan produced using PlanIt

To view this property, contact us on-

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## Area Information

Watford is a desirable location for many as it offers an ideal balance of urban and rural living. With a vibrant town centre and excellent transport links into London combined with plenty of green space, Watford offers the best of both worlds.

Watford Town Centre has a variety of entertainment and retail options, including a big shopping centre, large Cineworld Imax cinema and a vibrant restaurant hub. There are also various sports facilities including golf, football, tennis and cricket and many leisure & health clubs close by. Notably, Watford is home to one of England's most luxurious golf courses at The Grove, Chandlers Cross. Watford is surrounded by some beautiful countryside with many locations to enjoy walking and cycling. Cassiobury Park is a popular attraction, being the largest public open space in Watford with over 190 acres of green space catering for all ages, including sports facilities, kids' attractions & a nature reserve.

**Local Authority:** Watford Borough Council

**Council Tax:** Band C

**Approximate Floor Area:** 930.6 sqft

**Nearest Station:** 1 mile to Watford Metropolitan line station

**Distance to Town Centre:** 0.5 miles to Watford Town Centre

**Nearest Motorway:** 2.9 miles to M1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Every care has been taken to ensure that the details in this brochure represent an accurate description of the property. However, we wish to inform prospective purchasers that these sales particulars are a general guide and none of the statements or dimensions should be relied upon as statements of representation or fact. Transparency of referral fees: We're legally required to inform you that we receive referral income from the following solicitors and surveyors up to the value of £150.00 per transaction; Archer Rusby Solicitors LLP, Taylor Walton Solicitors, Hanney Dawkins & Jones Solicitors, The Partnership, & Woodward Surveyors. For financial services we recommend Severn Financial and one of our directors does have a vested interest in the business. We take an average referral fee of £90. We recommend these companies because we believe they offer an excellent service, however, you are not under any obligation to use them.

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