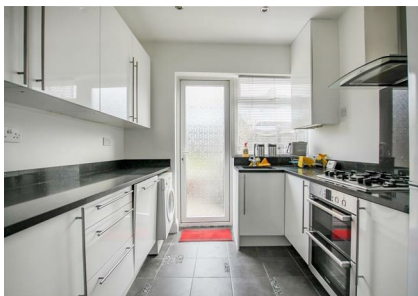


80 Pinner Road, Watford, WD19 4ED

Asking price £550,000

Council Tax Band: D



A well presented three bedroom semi-detached family home situated within close proximity of Bushey mainline station. The property boasts a large open plan lounge diner, a private road that offers off-street parking, the property also benefits from a modern fully fitted kitchen and is tastefully decorated throughout.

This property is offered with planning granted for a 3 metre ground floor extension and as an added bonus with no chain (plans available upon request).

In this convenient location of Oxhey Village, Bushey Station is within a short walking distance and the location provides easy access to the M1 and A41. Oxhey village is about 1.3 miles from Watford town centre where the Intu Shopping Centre offers modern shopping facilities. The village itself offers a selection of independent cafes, pubs and restaurants.



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GROUND FLOOR PLAN

FIRST FLOOR PLAN

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	