



Oxford Street
Watford, WD18 0ES

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Oxford Street, Watford

Spacious 1or 2-Bedroom Ground Floor Maisonette with Private Patio Garden 147 Year lease & a large Basement Studio.

Situated in a prime location, this well-presented ground floor maisonette offers fantastic living space and convenience. Just a short walk from Watford General Hospital, Watford FC's Vicarage Road Stadium, and Watford Town Centre, this home is ideal for professionals, small families, or investors.

The property features two well-proportioned bedrooms, a modern fitted kitchen, and a bathroom with a shower over the bath. The ground floor layout is practical and comfortable, making it a great place to call home.

A large basement studio adds valuable extra space, perfect for a living area. This flexible space enhances the property's appeal, offering multiple possibilities for use.

Outside, the private patio garden provides a charming space for outdoor relaxation, ideal for sitting out and enjoying fresh air in a peaceful setting.

Additional benefits include central heating and double glazing. Boasting a long lease with 147 years remaining this maisonette has no service charge and no upper chain, this is a fantastic opportunity for buyers looking for a hassle-free purchase.

Declaration of Interest:

In accordance with the Estate Agents Act 1979, we disclose that the seller of this property is a director of this agency

Don't miss out on this well-located, spacious home. Contact us today to arrange a viewing

A ground floor two bedroom garden maisonette located within walking distance of Watford Town centre and the football ground. The flat offers two bedrooms a fitted kitchen with appliances, a large cellar / living room and a new bathroom. The property also benefits from a small enclosed patio garden and comes with some bedroom furniture. Available 05/05/2018

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.




Features

- Ground floor Maisonette
- Private Patio garden
- 2 bedrooms
- Close To Town Centre and hospital
- Large studio basement room
- No upper chain
- Long Lease
- Permit parking

To Book a Viewing

Please contact Squire Estates on 01442 233533.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
		77
	58	
England & Wales		EU Directive 2002/91/EC 

Basement

Approx. 26.8 sq. metres (288.0 sq. feet)

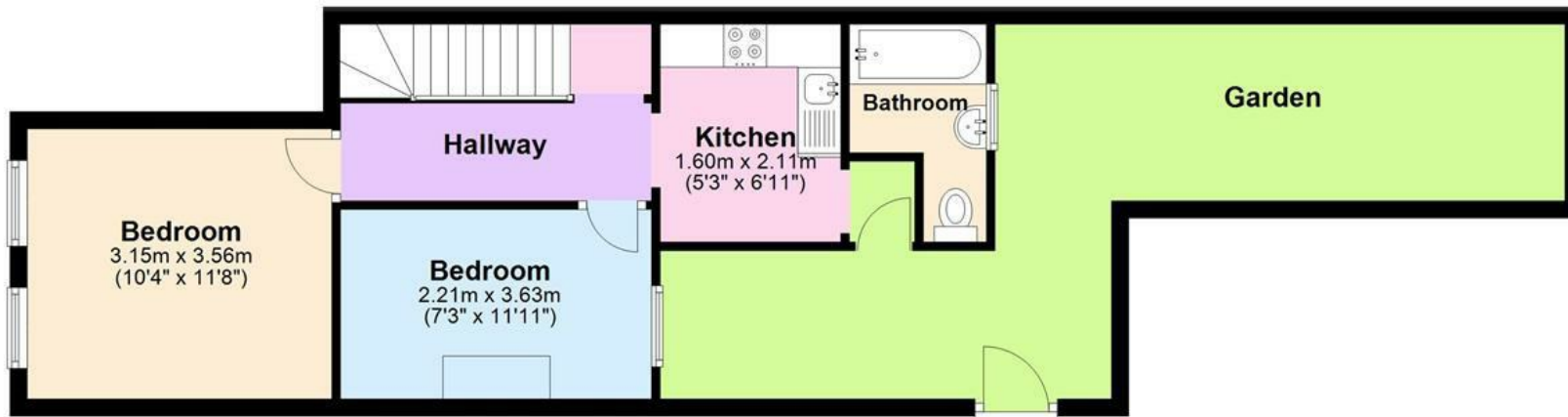


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Ground Floor

Approx. 36.4 sq. metres (391.5 sq. feet)



Total area: approx. 63.1 sq. metres (679.5 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO
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