



12 Bramley Gardens, Watford

Fixed Price £850,000



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Watford, Watford



Located in the desirable Brambley Gardens, South Oxhey, this substantial semi-detached freehold family home has been extended to the side, rear and loft, providing nearly 2,000 sq ft of internal living accommodation arranged over three floors. The property occupies an impressive 0.18-acre plot with east and south-east facing gardens, offering exceptional space both inside and out.

The ground floor provides generous and well-balanced living accommodation, including a spacious reception room, a separate dining room and a well-proportioned kitchen with views and access to the rear garden. A utility area and additional storage enhance the practicality of the layout, making it ideal for modern family living and entertaining.

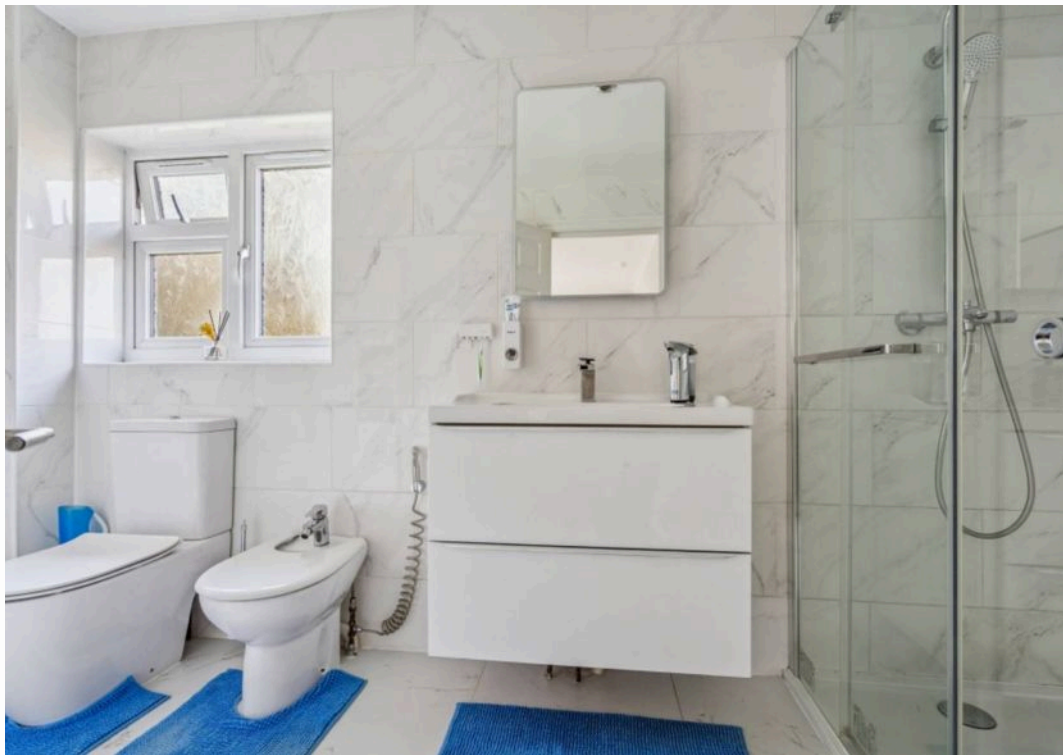
The first floor offers a selection of well-sized bedrooms arranged around a central landing, complemented by family bathroom facilities. The second floor, created via a loft extension, provides further versatile accommodation, ideal as a principal bedroom suite, guest room or home office. The main bedroom benefits from an en-suite shower room, adding a touch of comfort and privacy.

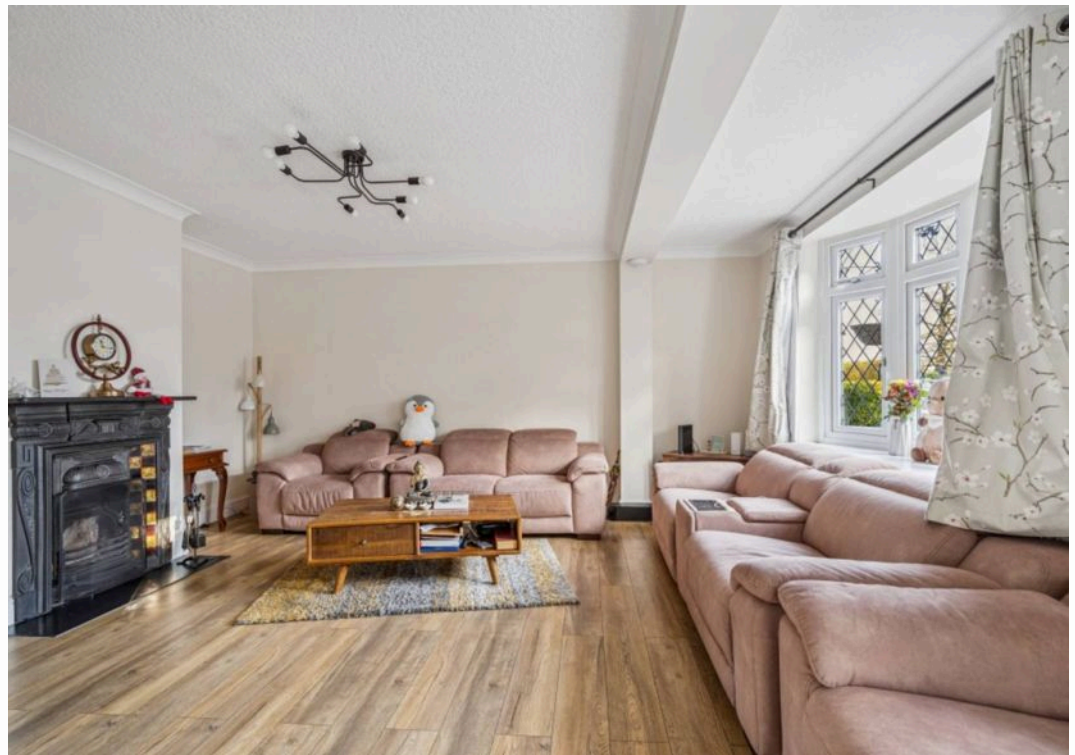
Externally, the property truly stands out. The rear garden extends to approximately 190 ft, enjoying an east and south-east facing aspect, and provides a rare level of outdoor space for the area. A large outbuilding with power and lighting offers excellent flexibility and is perfectly suited for use as a gym, home office, games room or studio, subject to individual requirements.

Ideally positioned for commuters, the property is within easy reach of Carpenders Park Station, offering direct connections to London Euston and Watford Junction, as well as local schools, shops and amenities.

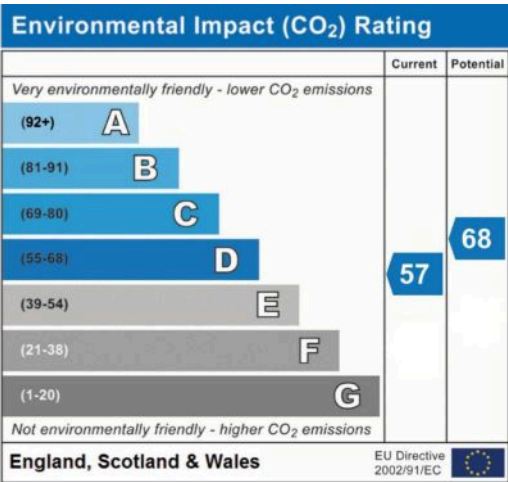
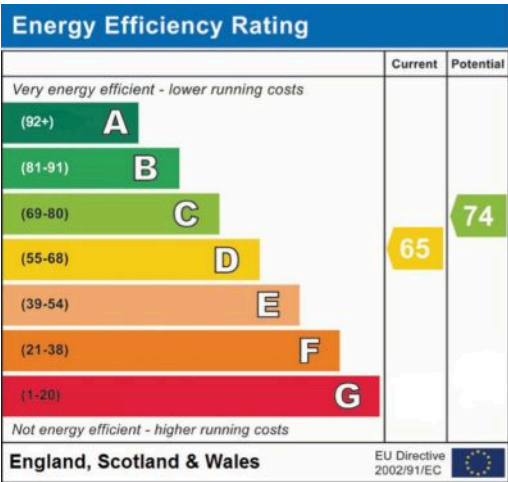












Approximate Gross Internal Area
 Ground Floor = 89.2 sq m / 960 sq ft
 First Floor = 63.9 sq m / 688 sq ft
 Second Floor = 20.1 sq m / 216 sq ft
 Outbuildings = 45.2 sq m / 486 sq ft
 Total = 218.4 sq m / 2,350 sq ft

