



Lowson Grove, Watford

£700,000

proffitt
& holt





Lowson Grove

Watford

A wonderful opportunity to acquire this two/three bedroom, detached chalet-style bungalow in a quiet cul-de-sac location within walking distance of Bushey National Rail and London Overground station, local shops and amenities. This fabulous property, which is offered for sale with NO UPPER CHAIN, requires some updating and benefits from a private and pretty rear garden, driveway parking, a single garage and has scope for extension, STPP.

Internally, the accommodation comprises an entrance porch with main front door into a spacious entrance hall. There is a good size living/dining room which has an open fireplace, a large window overlooking the front garden and double doors leading out to the rear. The modern kitchen is fitted with a good amount of wall and base units with freestanding appliances and has a door leading out to the conservatory. The conservatory, which is a bright room enjoys peaceful views over the garden and is a great addition to the already spacious property. Two double bedrooms and the shower room on the ground floor complete the downstairs accommodation.

On the first floor, there is a large double bedroom with a convenient separate WC and vanity unit and ample eaves storage space.

Externally, there is a paved driveway offering ample off-street parking and access to the garage. The front garden is laid to shingle with a good number of attractive bushes and plants; offering privacy and seclusion. The pretty and well-maintained rear garden, which is completely private and enclosed, is laid to lawn with an array of mature bushes, plants, trees, and shrubs to the borders.





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Oxhey Hall is a much sought-after location and is conveniently located for the National Rail and London Overground Bushey train station and the London Overground Watford High Street station which both have services to London, Euston.

For the road commuter, the A41 is within a few miles, the M1 is accessible at Junctions 4 and 5 and the M25 at Watford, at Junction 19 or 20, connecting to the national motorway network and airports.

There is a good choice of primary and secondary schools, plus Oxhey Park, Bushey Golf and Country Club, Bushey Hall Golf Course and Aldenham Golf Course are all within easy reach.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





FEATURES

- Conservatory
- Scope for Extension, STPP
- NO UPPER CHAIN
- Driveway Parking
- Modern Kitchen
- Large Bedroom on First Floor with WC
- Two/Three Bedrooms
- Large Sitting/Dining Room Overlooking Front and Rear garden
- Requires Some Updating
- Private and Enclosed Rear Garden
- Single Garage
- Detached Chalet Bungalow

For broadband and mobile speeds see;

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

General Information

Services

Mains electricity, water, gas, and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

Fixtures and Fittings

All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.

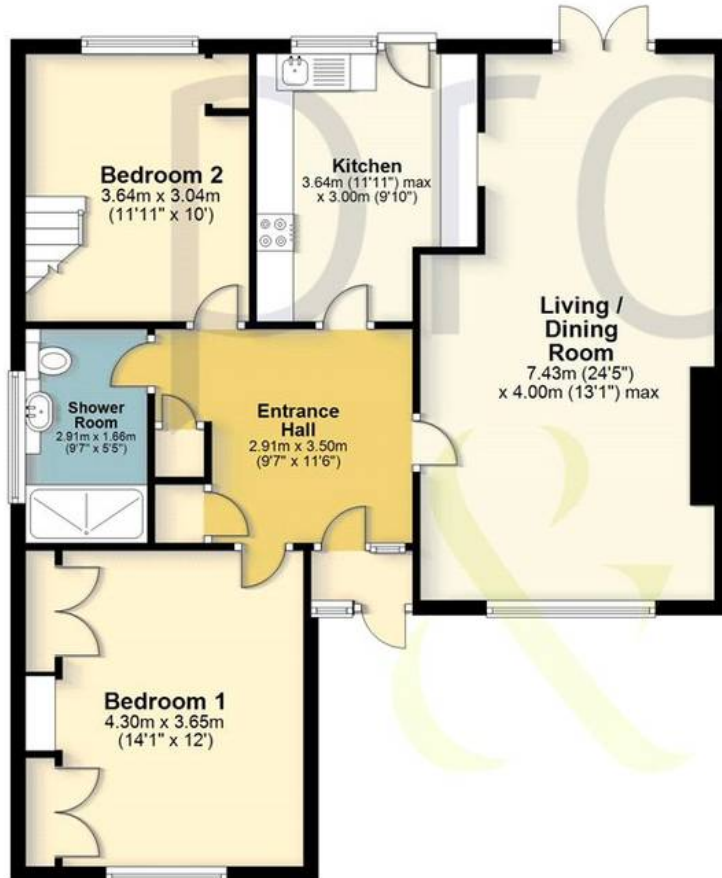






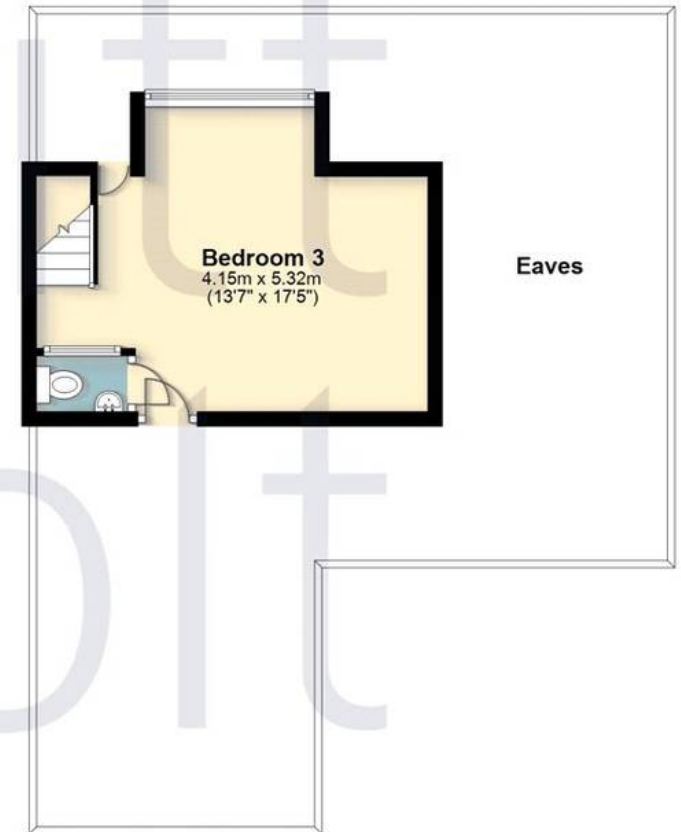
Ground Floor

Approx. 96.1 sq. metres (1034.8 sq. feet)



First Floor

Approx. 19.2 sq. metres (206.5 sq. feet)



Total area: approx. 115.3 sq. metres (1241.2 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - Unauthorised reproduction prohibited.
Plan produced using PlanUp.





Proffitt & Holt – Watford

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