



A DETACHED FIVE DOUBLE BEDROOM FAMILY HOME OFFERING OVER 3,700 SQFT

Woodwaye, Watford, WD19 4NW

ROBSONS

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**DETACHED • FIVE LARGE DOUBLE BEDROOMS
• THREE BATHROOMS • TWO RECEPTION
ROOMS • OPEN-PLAN KITCHEN/DINER •
UTILITY ROOM • DOWNSTAIRS W/C •
PRIVATE REAR GARDEN • DRIVEWAY PARKING
• GARAGE FOR TWO CARS**

Description

This well presented and generously proportioned five double bedroom detached home offers over 3,700 sq ft of versatile family living space, set within a desirable residential location.

The ground floor boasts a modern open-plan kitchen/dining area, a separate utility room adds convenience, while a cosy snug provides an additional reception space. The spacious living room enjoys an abundance of natural light and bi-folding doors open onto the raised patio area. A downstairs w/c completes the ground floor.

Upstairs, the property offers five large double bedrooms, two of which benefit from en-suite bathrooms and a contemporary family bathroom serves the remaining bedrooms.





Externally, the home enjoys a private rear garden which has a large 6m x 3m gazebo, of substantial oak beam construction, and a traditional natural cedar shingle roof. To the front, a generous driveway provides ample off-street parking and access to the garage.

Further benefits include plenty of ample storage, a very large cellar and a boarded, clean, insulated loft space which is accessed from the first floor landing.

Location

Oxhey Hall is a beautiful part of Watford, containing quiet tree-lined roads off Hampermill Lane towards Moor Park and Northwood. There are good local amenities including Moor Park underground station and Bushey main line station (which is within walking distance) with fast trains into Euston. The area is also well served for good quality schools for all ages including highly regarded schools such as Merchant Taylors and Eastbury Farm which are also just a short drive away. Recreational facilities cater for those enjoying a sporting life, with golf courses, cricket & football clubs. Watford also provides an extensive choice of boutique shops, restaurants, coffee houses, supermarkets and the Atria shopping centre.

Additional Information

Tenure: Freehold

Local Authority: Watford Borough Council

Council Tax Band: G

Energy Efficiency Rating: E

For additional information, please refer to www.robsonswb.com or call us on: 01923 835355.



Approximate Gross Internal Area
 Cellar = 65.9 sq m / 709 sq ft
 Ground Floor = 141.1 sq m / 1,519 sq ft
 First Floor = 139.3 sq m / 1,499 sq ft
 Total = 346.3 sq m / 3,727 sq ft

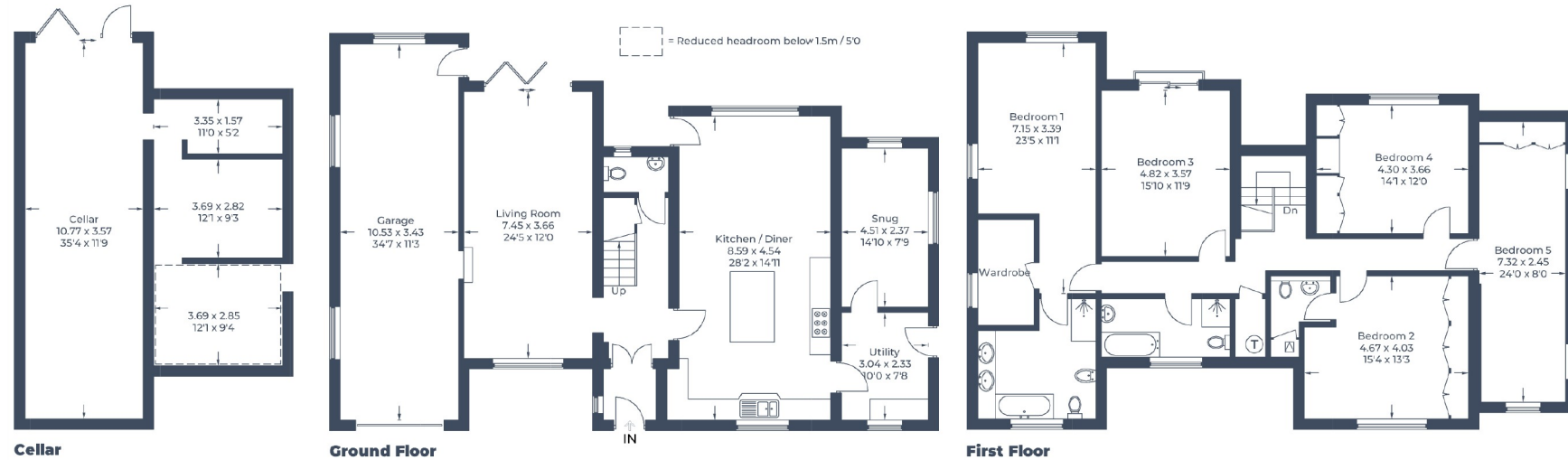


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