

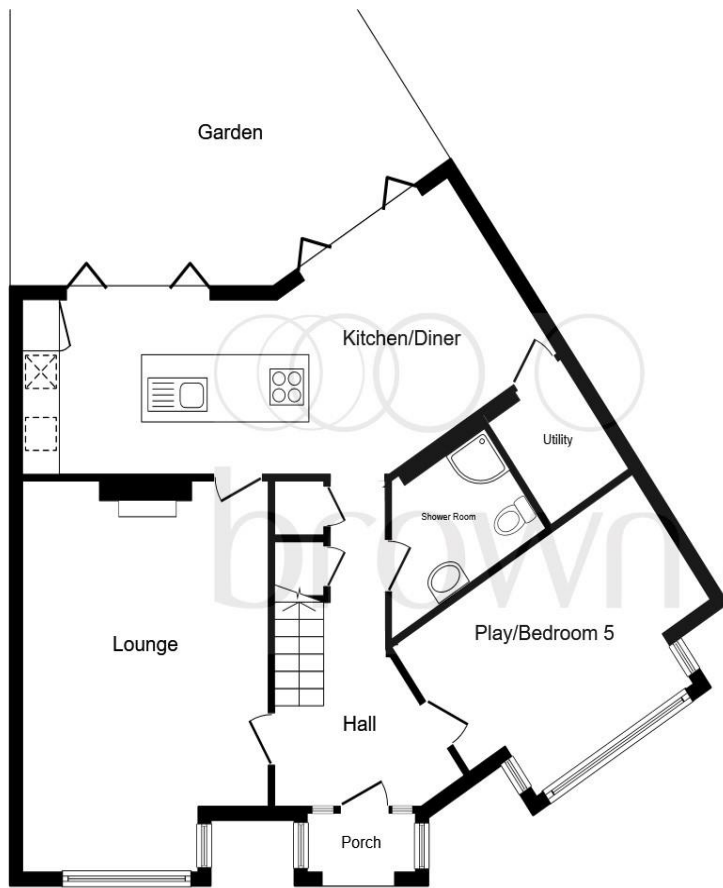


**Oxford Street, Watford WD18 0ES**

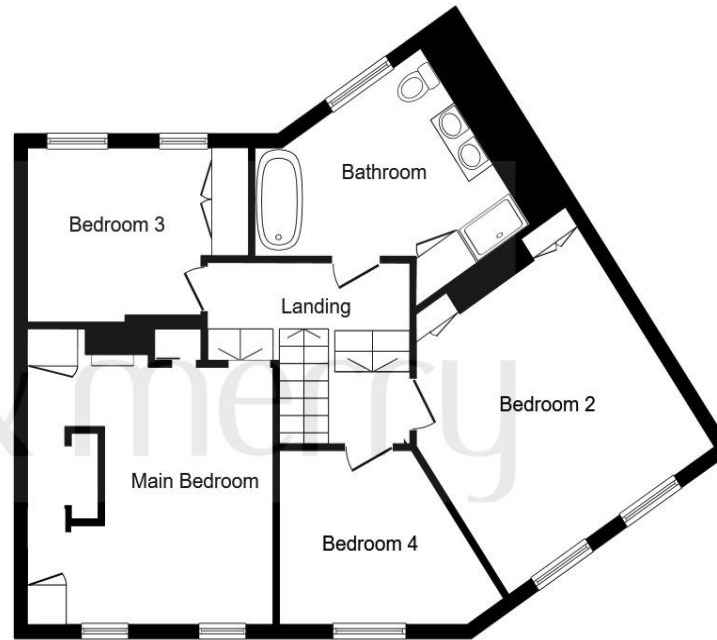


Brown and Merry are delighted to welcome to the market this outstanding four bedroom double fronted period property. This unique family home has been beautifully designed throughout by its current owners and whilst still retaining plenty of traditional character. Upon entrance you will find a lovely entrance hallway, a stunning living room that features a fully functioning fire place, a modern downstairs shower room, a further reception room currently used as a play room but could easy be adapted to use as a fifth bedroom, a large utility room and a stunning kitchen / dining room that boasts built-in high end appliances, 3m x 1.2m kitchen island and Bi-Fold glass windows that open out to the south facing low maintenance garden with composite patio, perfect for entertaining. Upstairs there is four bright and spacious bedrooms of which three of the bedrooms provide built in wardrobes. There is also a luxury bathroom that has a stunning bath tub and shower cubicle and the downstairs utility room has a Megaflow tank and water softener. Further benefits include insulated external walls, vaulted ceilings, sash windows, underfloor heating and American walnut hardwood flooring throughout. Location is perfect with Watford High Street Station only 0.5 miles away along with Watford Metropolitan Station only 0.8 miles away. Local shops, the sought after Watford Boys and Girls Grammar Schools, Watford General Hospital and all other amenities are only a short walk away.





**Ground Floor**



**First Floor**

**MEASUREMENTS**

**Entrance**

**Lounge**

16' 10" x 13' 2" ( 5.13m x 4.01m )

**Dining Room**

10' 8" x 7' 6" ( 3.25m x 2.29m )

**Play Room / Bedroom Five**

13' 4" x 10' ( 4.06m x 3.05m )

**Kitchen**

16' 2" x 9' ( 4.93m x 2.74m )

**Bedroom One**

13' 8" to max x 13' 3" to max ( 4.17m to max x 4.04m to max )

**Bedroom Two**

13' 3" x 12' 6" ( 4.04m x 3.81m )

**Bedroom Three**

9' 11" x 8' 11" ( 3.02m x 2.72m )

**Bedroom Four**

10' 4" to max x 8' 7" to max ( 3.15m to max x 2.62m to max )

**Bathroom**

10' 10" x 7' 6" ( 3.30m x 2.29m )

**Rear Garden**

Total floor area 154.8 sq.m. (1,667 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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welcome to

## Oxford Street, Watford

- Outstanding Four Bedroom Double Fronted Period Property
- Immaculate Condition Throughout
- Ample Living Accommodation
- Stunning Family Sized Bathroom And Downstairs Shower Room
- Beautiful Kitchen / Dining Room

Tenure: Freehold EPC Rating: C

PRICE:

**£850,000**



*“...This exceptional four bedroom double fronted period family home is located on Oxford Street. The property has been remodelled throughout and boasts an abundance of tasteful decor and modern furnishings...”*



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WAF102484 - 0003

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