

FREEHOLD



House - Semi-Detached (EPC Rating: C)

**HAYLING ROAD, OXHEY, WATFORD,
WD19 7QB**

£560,000



4 Bedroom House - Semi-Detached located in Watford

Fully refurbished to a high standard and located just minutes from Northwood Headquarters and Oxhey Woods. Comprising of porch, hall, modern kitchen, lounge with wood flooring, dining area with patio doors opening onto a newly laid lawn which also backs onto woodland. There is a ground floor w.c., four bedrooms and a modern bathroom. The property has off road parking for two cars and is available for sale Chain Free.

Located in a popular residential area of South Oxhey and close to local bus routes, schools and transport links.

From the front entrance porch into the welcoming hallway with stairs to the first floor and a door leading into the main reception.

Reception One

17' 8" x 12' 1" Double glazed bay window to the front, radiator, wooden floor, pendant lighting

Reception Two

11' 0" x 9' 9" Currently set up a dining room with double glazed door to the rear garden, powerpoints, wooden floor, radiator.

Kitchen

12' 5" x 11' 5" White shaker style painted units incorporating cupboards, drawers and work surfaces, single drainer stainless steel sink unit with mixer taps, integrated oven, gas hob and cooker hood, space and plumbing for washing machine with original floor.

Ground Floor WC and Utility Room.

First Floor Landing

Stairs to the second floor, doors to all rooms.

Bedroom One

12' 6" x 12' 1" Double glazed windows to the front, carpet to floor, radiator.

Bedroom Two

10' 4" x 8' 2" Double glazed to side aspect, carpet to floor, radiator.

Bedroom Three

11' 0" x 6' 11"

Good sized double room with double glazed window to the rear, radiator, carpet to floor

and pendant lighting.

Bedroom Four

12' 1" x 8' 7"

Another great sized with double glazed window to the front aspect, radiator, carpet to floor and pendant lighting.

Bathroom

Full sized bath with shower glass, wc and wash hand basin, obscure double glazed window to the rear.

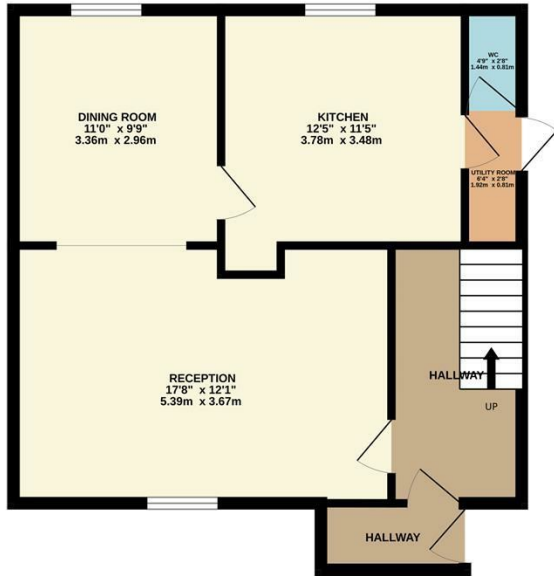
Rear Garden

Patio area, leading to the lawn and enclosed to all sides by timber panelled fencing then smaller area of garden at the end backing onto woodland.

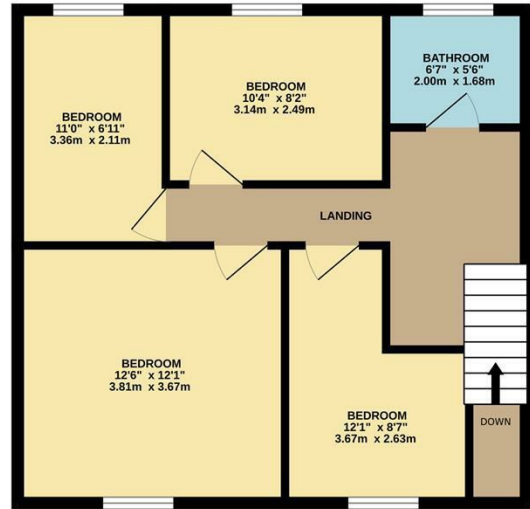


WATFORD LETTINGS | 12 MARKET STREET, WATFORD, HERTFORDSHIRE, WD18 0PD

GROUND FLOOR
570 sq.ft. (53.0 sq.m.) approx.



1ST FLOOR
549 sq.ft. (51.0 sq.m.) approx.



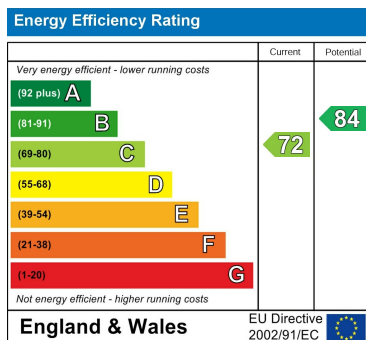
TOTAL FLOOR AREA : 1119 sq.ft. (104.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band

C

Energy Performance Graph



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