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A PLOT OF LAND WITH PLANNING PERMISSION

Nancy Downs, Oxhey Hall, Watford, Hertfordshire WD19 4NF

ROBSONS

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Hertfordshire WD19 4NF

- PLANNING GRANTED FOR A SUBSTANTIAL DWELLING APPROACHING 12,000 sq ft arranged over three floors
- 1/3 ACRE PLOT
- GATED CARRIAGE DRIVE
- MATURE LANDSCAPED GROUNDS
- PRIVATE ROAD
- EXISTING HOUSE BUILT IN 1965 - comprises of 4 bedrooms 2 bathrooms and 3 receptions.

Description & Situation

Considered to be one of the Oxhey and Watford's most sought after address, comprising of 17 individual dwellings on substantial plots, Robsons provides an ideal opportunity to acquire a plot of land with planning permission to create a bespoke family home approaching 12,000 sq ft.

Nancy Downs is a Private Road approached off Green Lane and within reach of central Watford, which provides a wide choice of boutique shops, restaurants, coffee houses, super markets and Intu shopping centre. Transport facilities include the Metropolitan Line and Main Line train stations offering a frequent service to central London and beyond. The M25 & M1 motorways connect to the national motorway network. Major airports are also within reach.

There are excellent private schools such as Haberdashers' Aske's, Merchant Taylors and St Helens School for Girls close by, in addition there are the highly regarded Watford Grammar Schools for boys and girls. Bromet Primary School is nearby.

Intu Shopping Centre is located in central Watford along with many high street chains and independent shops. Several large chain supermarkets including Tesco 24 hour, Asda and Sainsburys are all close at hand. Recreational facilities caters for those enjoying a sporting life, with four major golf courses, cricket & football clubs and numerous fitness centres.

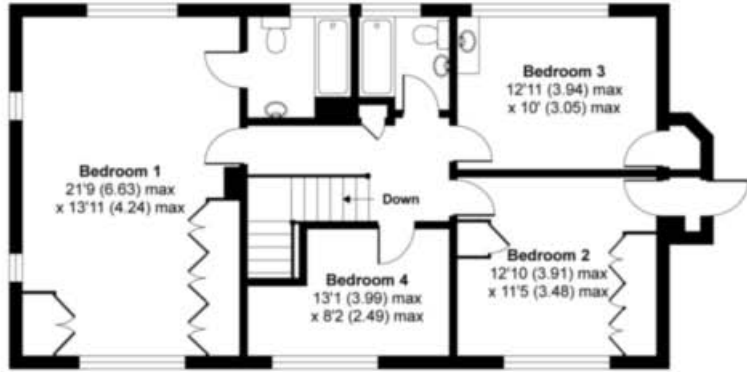
Existing Dwelling



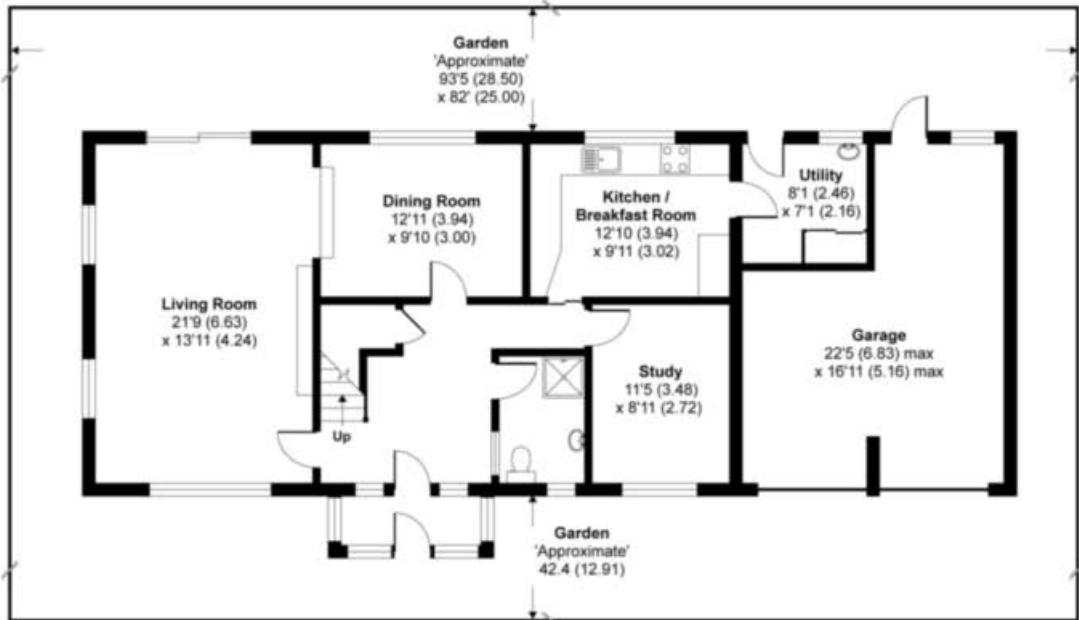
Existing Dwelling



Existing Dwelling

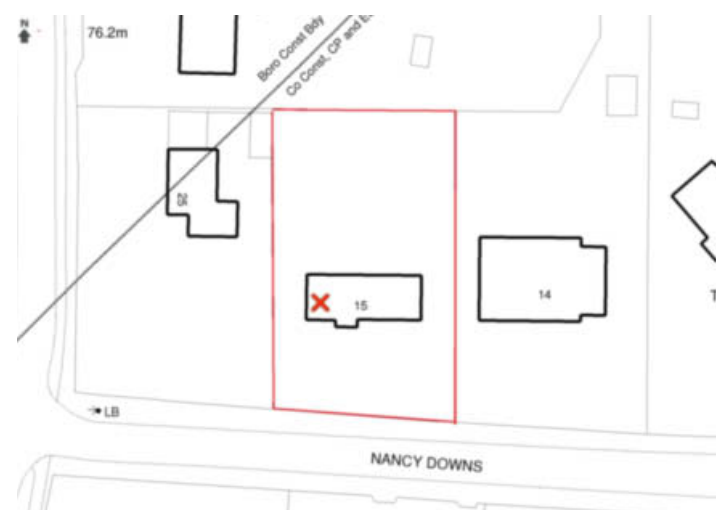


FIRST FLOOR



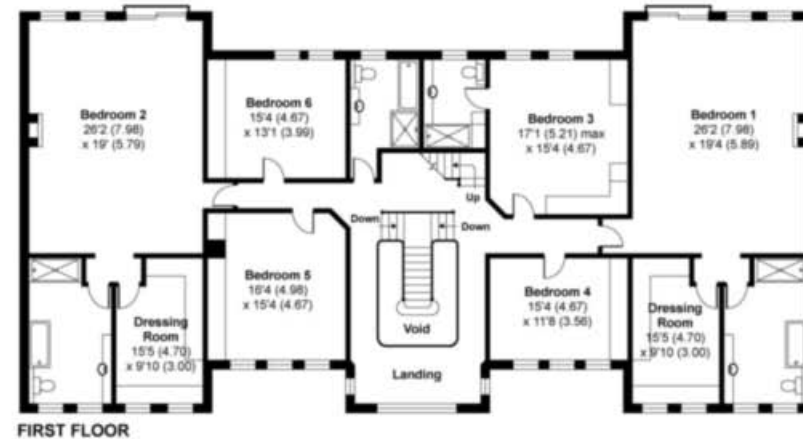
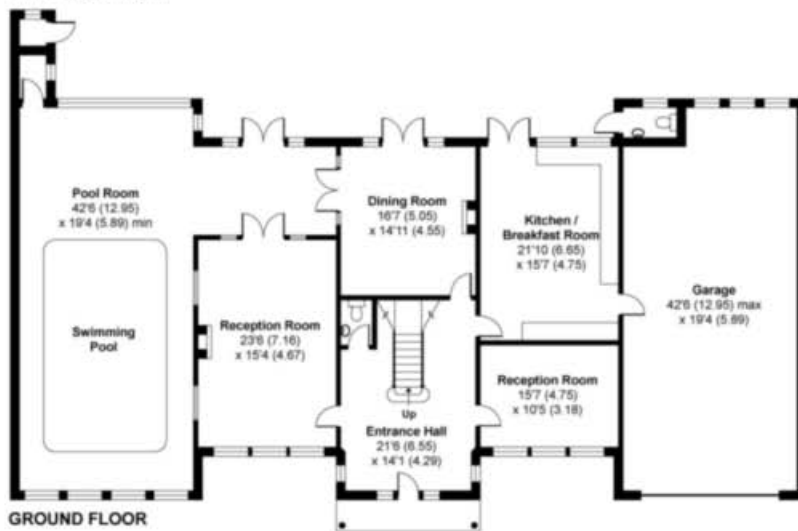
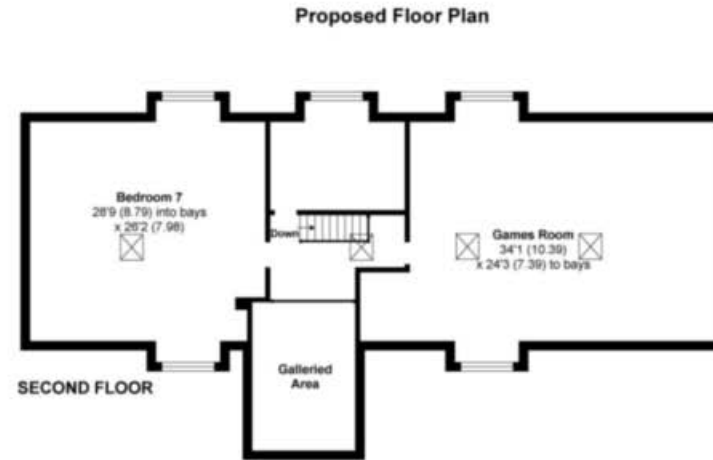
GROUND FLOOR

Additional Information
 Guide Price: Price on application
 Tenure: Freehold
 Energy Efficiency Rating: E
 Local Authority: Three Rivers



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

APPROX. GROSS INTERNAL FLOOR AREA 11559 SQ FT 1073.8 SQ METRES (INCLUDES GARAGE)



'For illustrative purposes only - not to scale. The position and size of doors, windows, appliances and other features are approximate only.'

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