

THE OAKS, WATFORD



Six Bedroom Detached House

Guide Price £1,400,000

Description

Located within a select cul-de-sac in Oxhey Hall, is this impressive six-bedroom detached residence, ideally positioned close to excellent schools including local grammar options, convenient transport links, and a variety of shops and amenities. Offering generous living space encompassing with an emphasis on light and with bi-folding doors opening onto a spacious family garden, ample off-street parking, and three en-suites and a family bathroom, also there is a guest WC, this home is ideal for a huge cross section of buyers from multi generational families to young professionals. The versatile ground floor layout is ideal for both family life and formal entertaining with a stylish kitchen/diner, three reception rooms, one which has an en-suite and can be a bedroom. Upstairs, five well-proportioned bedrooms provide flexible accommodation, with modern fitted bathroom/en-suites and an array of built in storage, plus a study room. Outside the rear garden benefits from a 19' 9" x 16' 5" powered outbuilding with water and currently used as a gym but would suite a variety of differed uses if required. Further benefits include; Solar panels with battery storage, gas central heating, and double glazing.





- *Spacious six bedroom detached house with three en-suite bathroom*
- *Major emphasis on light with bi-fold doors and velux type roof lights.*
- *Favoured location close to all facilities*
- *Large family suite within loft with additional study/dressing room*
- *Offered for sale in very good order throughout and the No Upper Chain*
- *Viewing highly advised*



Additional Information

TENURE: FREEHOLD

LOCAL AUTHORITY: THREE RIVERS DISTRICT COUNCIL

ENERGY EFFICIENCY RATING: D



Total area: approx. 226.8 sq. metres (2441.1 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	67 D
39-54	E		
21-38	F		
1-20	G		



We have not sought to verify the legal title of the property, the existence of planning permissions and/or building regulation approvals and have been unable to check the working condition of any services or appliances.

Property layouts are for general guidance and are not drawn exactly to scale. Measurements are taken at the widest points and bays, alcoves, wardrobes etc. may not be shown.