



Connells

Oxhey Drive
Watford



Property Description

Connells are delighted to present this stunning one double bedroom ground floor flat, ideally situated within a sought-after private development on Oxhey Drive, offering low charges and an excellent opportunity for first-time buyers and investors alike.

The property boasts light, spacious and well-maintained accommodation throughout, featuring a sizeable reception room with ample space. A modern fitted kitchen offers a range of matching wall and base units with work surfaces and space for appliances, making it ideal for everyday living.

The accommodation further comprises a generous double bedroom, a contemporary bathroom suite, and excellent internal storage including a useful walk-in laundry/storeroom.

A standout feature of this home is the direct access to a private rear garden, in addition to a private front garden, providing fantastic outdoor space rarely available with apartments.

Additional benefits include gas central heating (combi boiler replaced approximately 5 years ago), and access to residents' parking.

Conveniently located, the property is just a short walk from Carpenders Park station, offering fast links into London and Watford, as well as being close to a wide range of local amenities, including shops, cafes, healthcare facilities, and leisure options.

With its excellent location, private outdoor space, and attractive presentation, this property is not to be missed.

For more information or to arrange a viewing, please contact Connells today.

Entrance Hall

Front door, radiator, airing cupboard, storage cupboard with walk in laundry room, patio doors to rear garden.

Living Room

Window to front aspect, television point, telephone point, radiator.

Kitchen

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to rear aspect, sink with drainer, electric oven and hob with extractor hood, plumbing for dishwasher, space for fridge/freezer, space for dining table.

Bathroom

Window to rear aspect, bath with mixer taps and overhead shower, WC, wash hand basin, heated towel rail.

Bedroom

Window to front aspect, television point, fitted wardrobes, radiator.

Outside

Front Garden

Handrail down to private front garden, surrounded by privacy hedges, door to communal entrance.

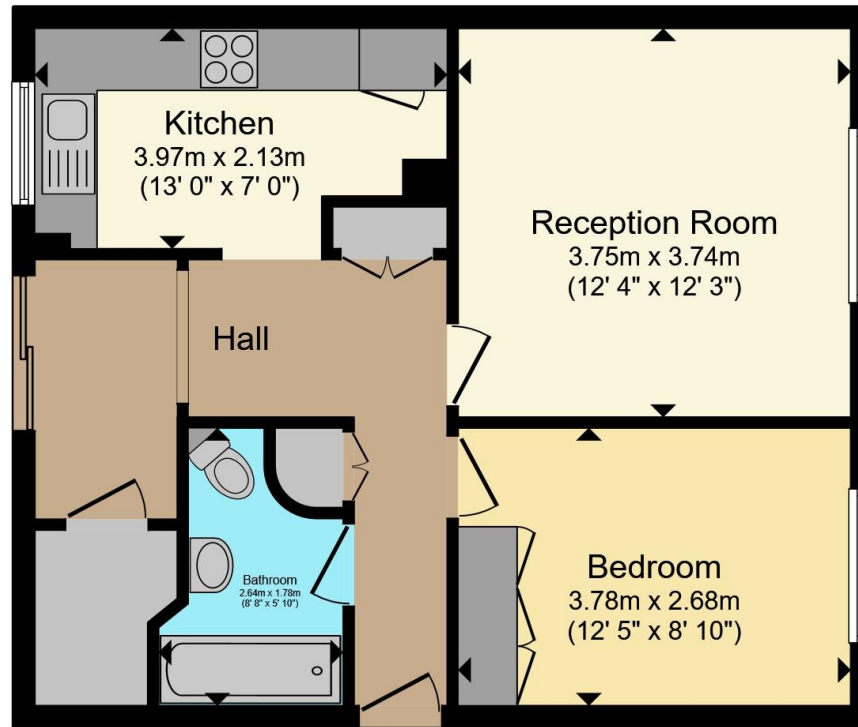
Rear Garden

Direct access to private rear garden, decking patio area, laid lawn, shed.









Total floor area 51.3 m² (552 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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6 The Parade
 WATFORD WD17 1AA

EPC Rating: C Council Tax
 Band: B

Service Charge: 700.00 Ground Rent:
 10.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF315110

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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