



11 Embleton Road, Watford

In Excess of £500,000



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11 Embleton Road

Watford



THREE BEDROOM BRICK BUILT FAMILY HOME PRESENTED IN EXCELLENT DECORATIVE ORDER THROUGHOUT - LOCATED ON

A POPULAR RESIDENTIAL ROAD IN SOUTH OXHEY. This

impressive brick built freehold house presents an exceptional opportunity for those seeking a spacious and beautifully maintained family home, arranged thoughtfully over three floors. Tastefully decorated and in excellent condition throughout, the property has been extended to the front, rear, and into the loft, offering generous living accommodation that exceeds expectations and providing over 1,300sqft of living accommodation.

Council Tax band: C

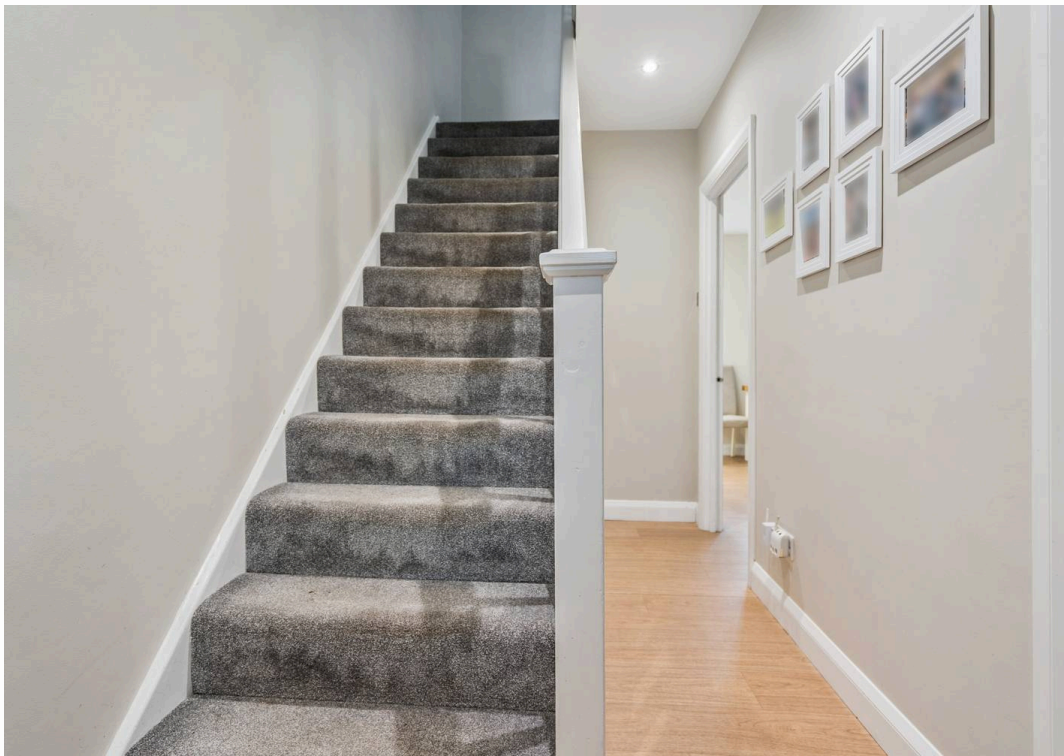
Tenure: Freehold

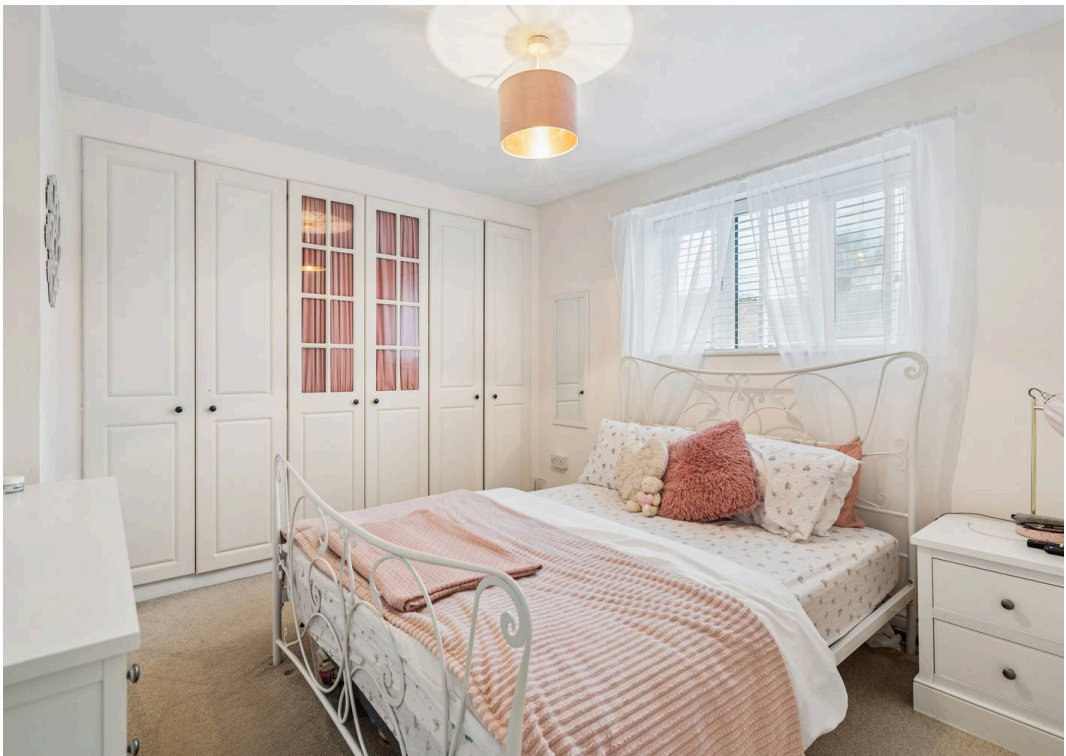
EPC Energy Efficiency Rating: C

- BRICK BUILT FREEHOLD HOUSE
- TASTEFULLY DECORATED & EXCELLENT CONDITION THROUGHOUT
- THREE DOUBLE BEDROOMS ARRANGED OVER THREE FLOORS
- EXTENDED TO THE FRONT / REAR & LOFT
- PARKING BAYS TO FRONT ON FIRST COME FIRST SERVE BASIS
- LARGER THAN AVERAGE FRONT RECEPTION ROOM
- MODERN FITTED KITCHEN OPEN PLAN DINING ROOM
- GUEST GROUND FLOOR WC











Approximate Gross Internal Area
 Ground Floor = 43.6 sq m / 469 sq ft
 First Floor = 37.0 sq m / 398 sq ft
 Second Floor = 25.9 sq m / 279 sq ft
 Outbuilding = 14.6 sq m / 157 sq ft
 Total = 121.1 sq m / 1,303 sq ft
 (Excluding Eaves)



Illustration for identification purposes only,
 measurements are approximate, not to scale.

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Fairfield – Oxhey

1 Station Approach, Watford – WD19 7DT

020 8428 0540 • rob@fairfieldstates.co.uk • fairfieldstates.co.uk/

We have prepared these particulars as a general guide of the property and they are not intended to constitute part of an offer or contract. We have not carried out a detailed survey of the property and we have not tested any apparatus, fixtures, fittings, or services. All measurements and floorplans are approximate, and photographs are for guidance only. These should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service