



18 Vivian Gardens, Watford  
£535,000



**f** fairfieldestates



## 18 Vivian Gardens

Watford

This charming three bedroom semi detached house is offered to the market with no upper chain and is situated in a highly sought-after, peaceful cul-de-sac within the ever-popular Oxhey Hall area. The property is presented in clean, tidy and presentable condition throughout, making it an ideal purchase for families, first-time buyers or investors seeking a well-maintained home in a desirable neighbourhood.

Council Tax band: D

Tenure: Freehold

- NO UPPER CHAIN
- THREE BEDROOM SEMI DETACHED
- QUIET CUL-DE-SAC LOCATION
- POPULAR LOCATION WITHIN OXHEY HALL
- POTENTIAL TO EXTEND TO REAR & LOFT
- CLEAN TIDY & PRESENTABLE CONDITION
- LARGE S/W PRIVATE REAR GARDEN
- OFF STREET PARKING
- COUNCIL TAX BAND - D
- EPC RATING - G



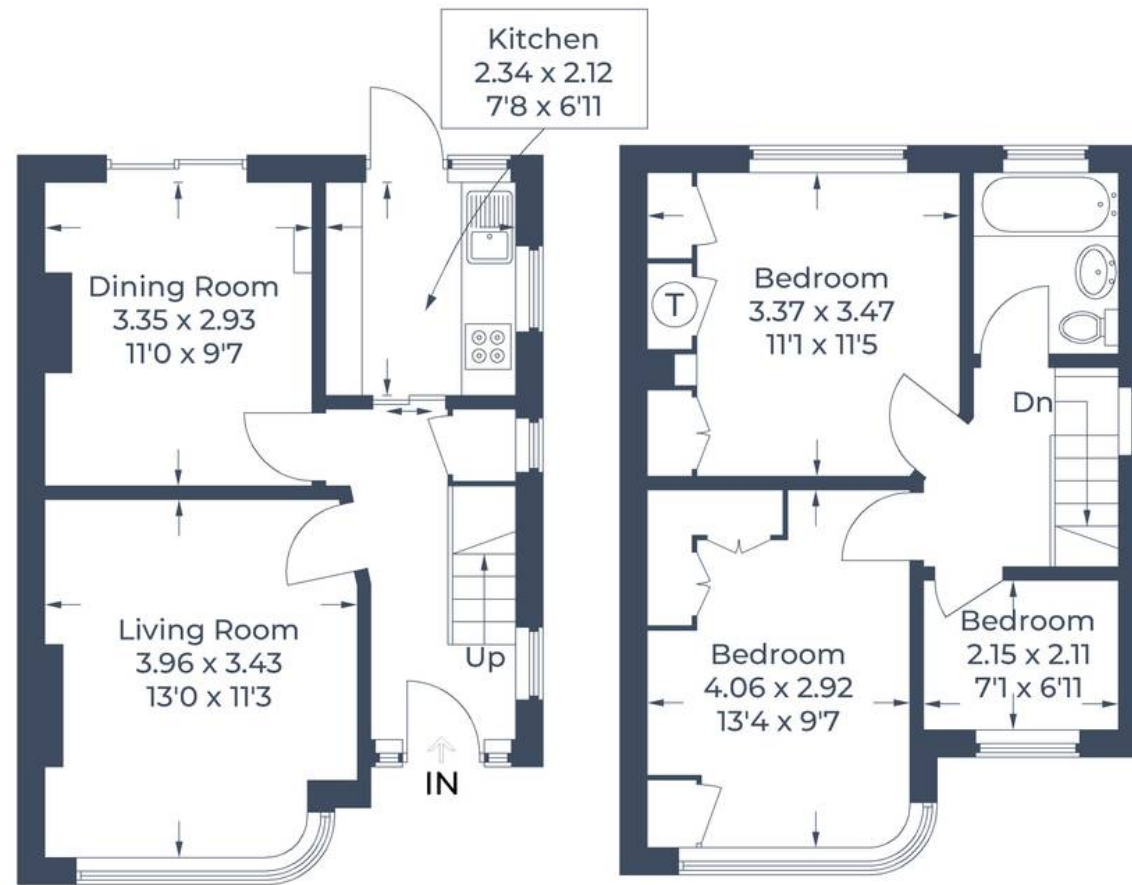








Approximate Gross Internal Area  
Ground Floor = 36.4 sq m / 392 sq ft  
First Floor = 35.7 sq m / 384 sq ft  
Shed = 4.0 sq m / 43 sq ft  
Total = 76.1 sq m / 819 sq ft



**Ground Floor**

**First Floor**





## Fairfield – Oxhey

1 Station Approach, Watford – WD19 7DT

020 8428 0540 • [rob@fairfieldestates.co.uk](mailto:rob@fairfieldestates.co.uk) • [fairfieldestates.co.uk/](http://fairfieldestates.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