



AWARDED FOR
MARKETING | SERVICE | RESULTS



8 Hamilton Road, South Oxhey, Watford
£400,000





8 Hamilton Road

Watford

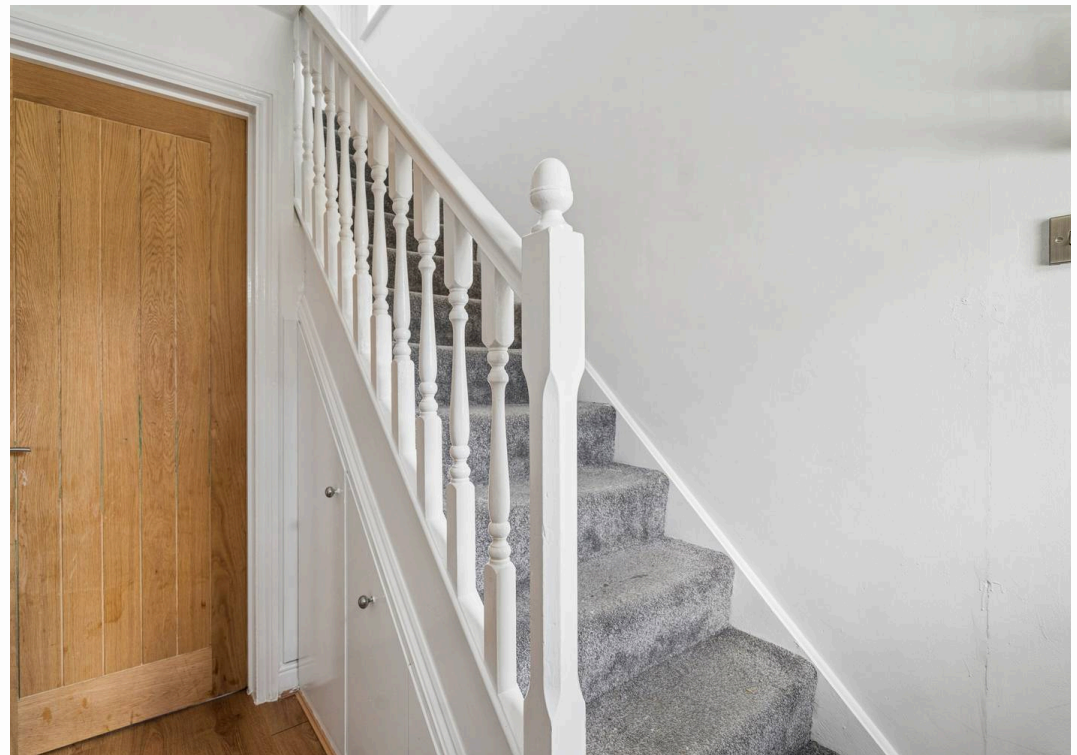
This attractive two-bedroom end of terrace house (standard brick construction) presents an excellent opportunity for families or professionals seeking a well-maintained home in a peaceful residential setting. The property is offered freehold and boasts a clean and tidy interior throughout, providing a move-in ready environment. The living accommodation is complemented by double glazing and gas central heating, ensuring comfort and energy efficiency all year round. The modern kitchen offers ample storage and workspace, while the adjoining reception room provides a welcoming area for relaxation or entertaining. Upstairs, two well-proportioned bedrooms offer comfortable sleeping arrangements, with a contemporary bathroom completing the accommodation. Additional practical features include off-street parking (with an EV charger for electric vehicles), making this an ideal choice for the modern homeowner. Situated on a quiet residential street, the house is conveniently located for local amenities, schools, and transport links, offering both tranquillity and accessibility. This property represents a superb opportunity to acquire a home in a sought-after location, ready for immediate occupation and suited to a variety of purchasers. Early viewing is highly recommended to appreciate the convenience on offer.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C



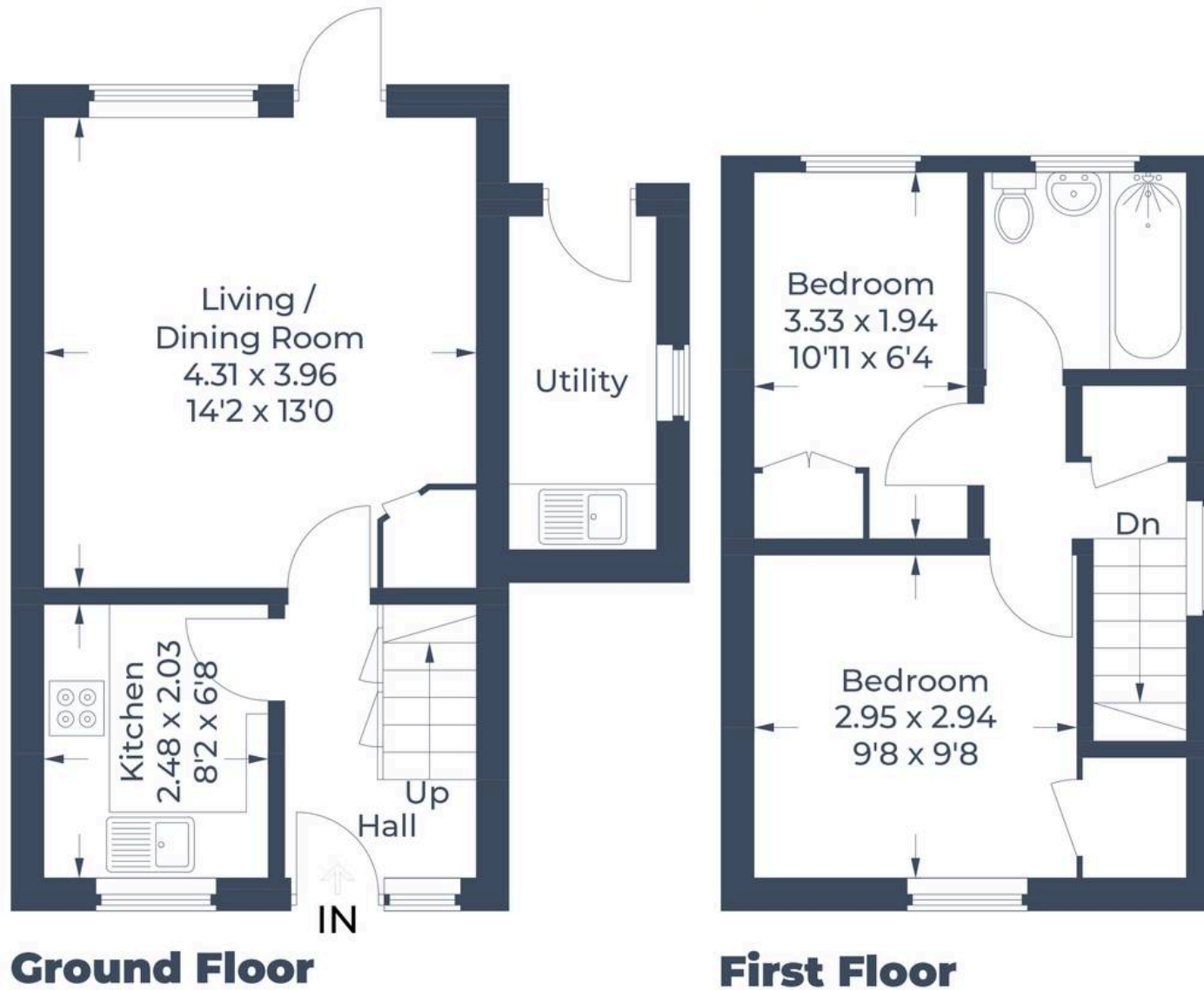








Approximate Gross Internal Area
Ground Floor = 27.7 sq m / 298 sq ft
First Floor = 25.5 sq m / 274 sq ft
Utility = 4.2 sq m / 45 sq ft
Total = 57.4 sq m / 617 sq ft



Ground Floor

First Floor

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