



23 Ashridge Drive, Watford

Offers in Region of £450,000



 fairfieldestates



## 23 Ashridge Drive

Watford, Watford

**A TWO DOUBLE BEDROOM (NO FINES CONSTRUCTION) FREEHOLD FAMILY HOME PRESENTED IN EXCELLENT CONDITION, LOCATED ON A POPULAR ROAD WITHIN SOUTH OXHEY, WITH OFF STREET PARKING FOR 2 CARS.**

Situated on a popular residential road in South Oxhey, this excellent two double bedroom mid-terrace family home is offered in superb condition throughout and benefits from off-street parking for two vehicles.

The ground floor provides well-proportioned and versatile living accommodation, featuring generous living and dining space ideal for both relaxing and entertaining. The spacious kitchen offers ample worktop space along with a range of base and eye-level units, creating a practical and functional environment for everyday family life.

To the first floor are two fantastic double bedrooms, both offering excellent proportions. A fully tiled family bathroom serves the accommodation, while a central landing provides loft access via an internal staircase, offering substantial and easily accessible storage space.

Externally, the property boasts an impressive South-West facing private rear garden - perfect for enjoying afternoon and evening sun. To the front, there is off-street parking for two vehicles, along with practical shared side access.

Ashridge Drive is ideally positioned within easy walking distance of South Oxhey Central, which offers a variety of local shops, a supermarket, leisure facilities, Carpenders Park Overground Station. From here, services to London Euston and Watford Junction offer excellent commuter links.

Council Tax band: D

Tenure: Freehold









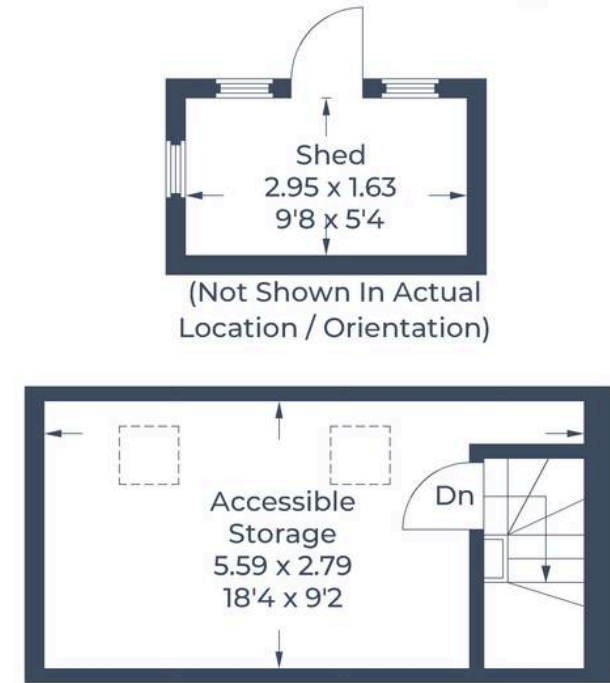
Approximate Gross Internal Area  
Ground Floor = 34.5 sq m / 371 sq ft  
First Floor = 37.0 sq m / 398 sq ft  
Second Floor = 15.8 sq m / 170 sq ft  
Shed = 4.9 sq m / 53 sq ft  
Total = 92.2 sq m / 992 sq ft



**Ground Floor**



**First Floor**



**Second 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](mailto:rob@fairfieldstates.co.uk) • [fairfieldstates.co.uk/](http://fairfieldstates.co.uk/)

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