



AWARDED FOR  
MARKETING | SERVICE | RESULTS



199 Hayling Road, Watford  
£550,000





## 199 Hayling Road

Watford

Council Tax band: D

Tenure: Freehold

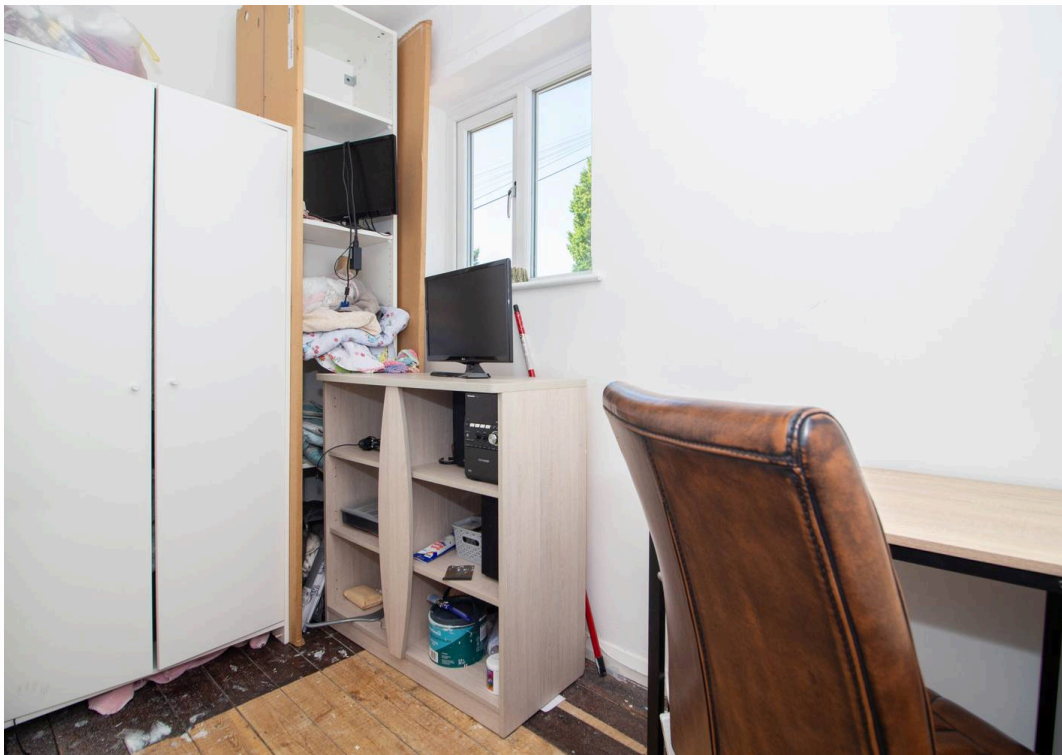
EPC Energy Efficiency Rating: E

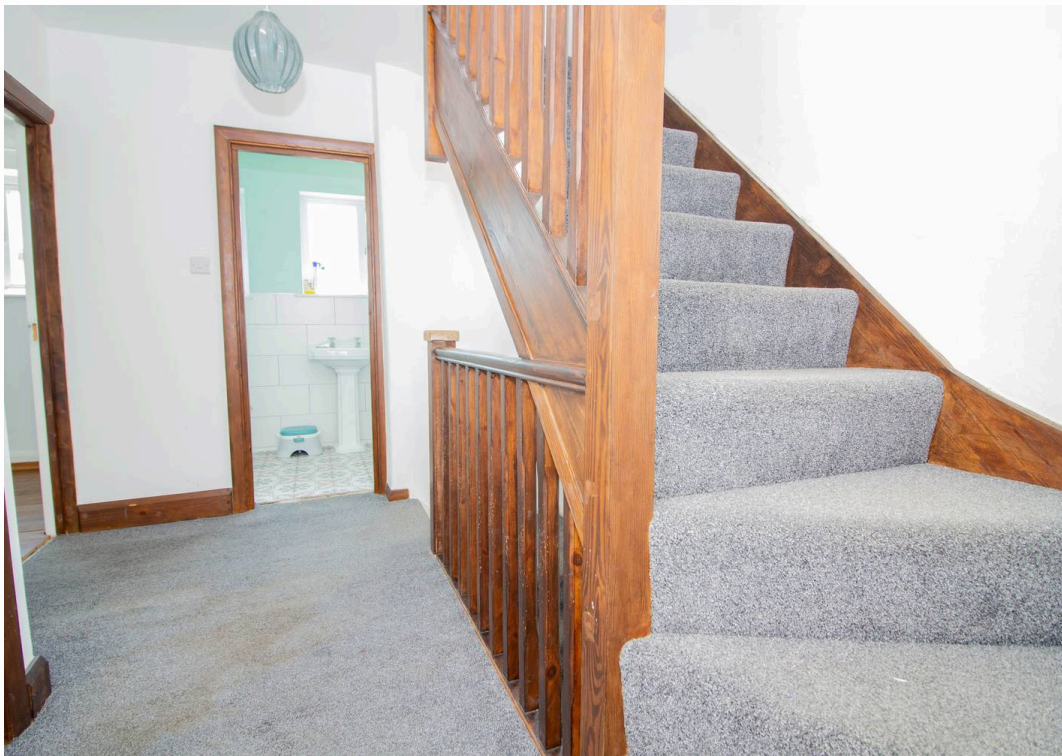
EPC Environmental Impact Rating: E

- FOUR BEDROOM'S / TWO BATHROOM'S
- LARGE OPEN PLAN GROUND FLOOR
- DOUBLE GLAZED WINDOWS & GAS CENTRAL HEATING
- LOFT CONVERSION & REAR EXTENSION
- SOUTH FACING REAR GARDEN
- MODERN KITCHEN & BATHROOM
- HARD STANDING FRONT GARDEN
- COUNCIL TAX BAND - D / EPR RATING - E



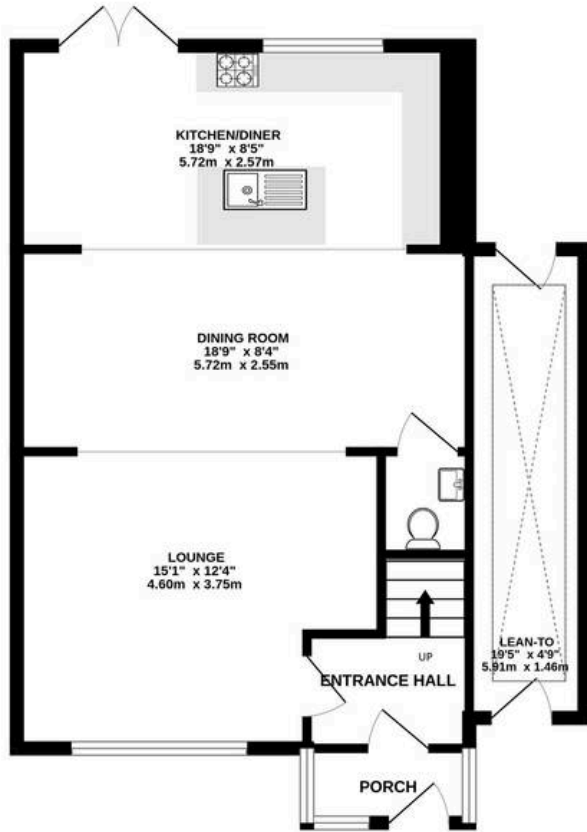




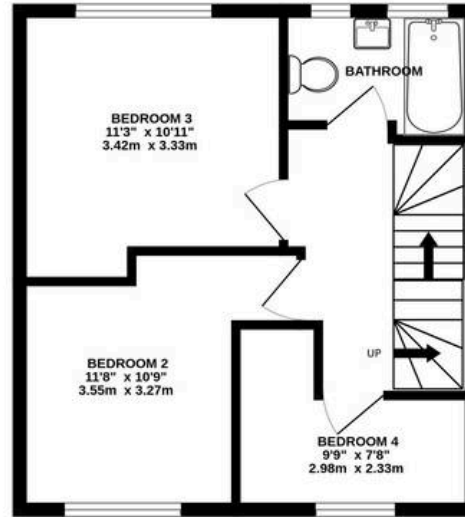




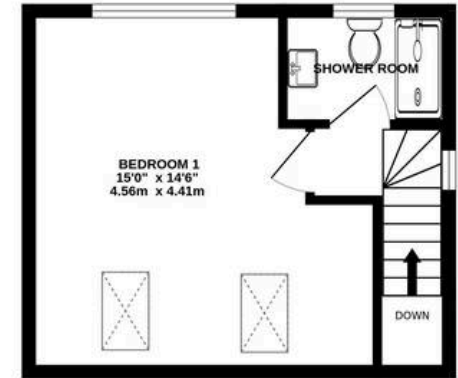
GROUND FLOOR  
651 sq.ft. (60.5 sq.m.) approx.



1ST FLOOR  
388 sq.ft. (36.0 sq.m.) approx.



2ND FLOOR  
261 sq.ft. (24.2 sq.m.) approx.



TOTAL FLOOR AREA : 1299 sq.ft. (120.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Fairfield – Oxhey

1 Station Approach, Watford – WD19 7DT

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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