



224 Muirfield Road, South Oxhey  
£265,000



 fairfieldestates



## 224 Muirfield Road

South Oxhey, Watford

SPACIOUS ONE BEDROOM GROUND FLOOR FLAT WITH PRIVATE GARDEN AND CONSERVATORY!

This well-presented one bedroom ground floor flat offers comfortable living in a highly sought-after location with a fantastic private rear garden. The property features a spacious double bedroom and a bright, airy reception room, providing an inviting space for relaxation and entertaining. A separate kitchen is equipped with ample storage and worktop space, making it ideal for those who enjoy cooking at home. The conservatory to the rear adds valuable additional living space, perfect for use as a dining area, home office, or reading nook. Double glazed windows throughout the flat ensure a quiet and energy-efficient environment. The property is clean and tidy, allowing for easy personalisation, and benefits from a practical layout that maximises the use of space.

Situated in a popular location, the flat offers convenient access to local shops, amenities, and transport links, making it an excellent choice for first-time buyers, investors, or those looking to downsize. With its appealing features and prime position, this ground floor flat presents a fantastic opportunity to acquire a comfortable home in a desirable area. Early view recommended to appreciate all the property has to offer.

Council Tax band: B

Tenure: Leasehold









Approximate Gross Internal Area = 57.7 sq m / 621 sq ft

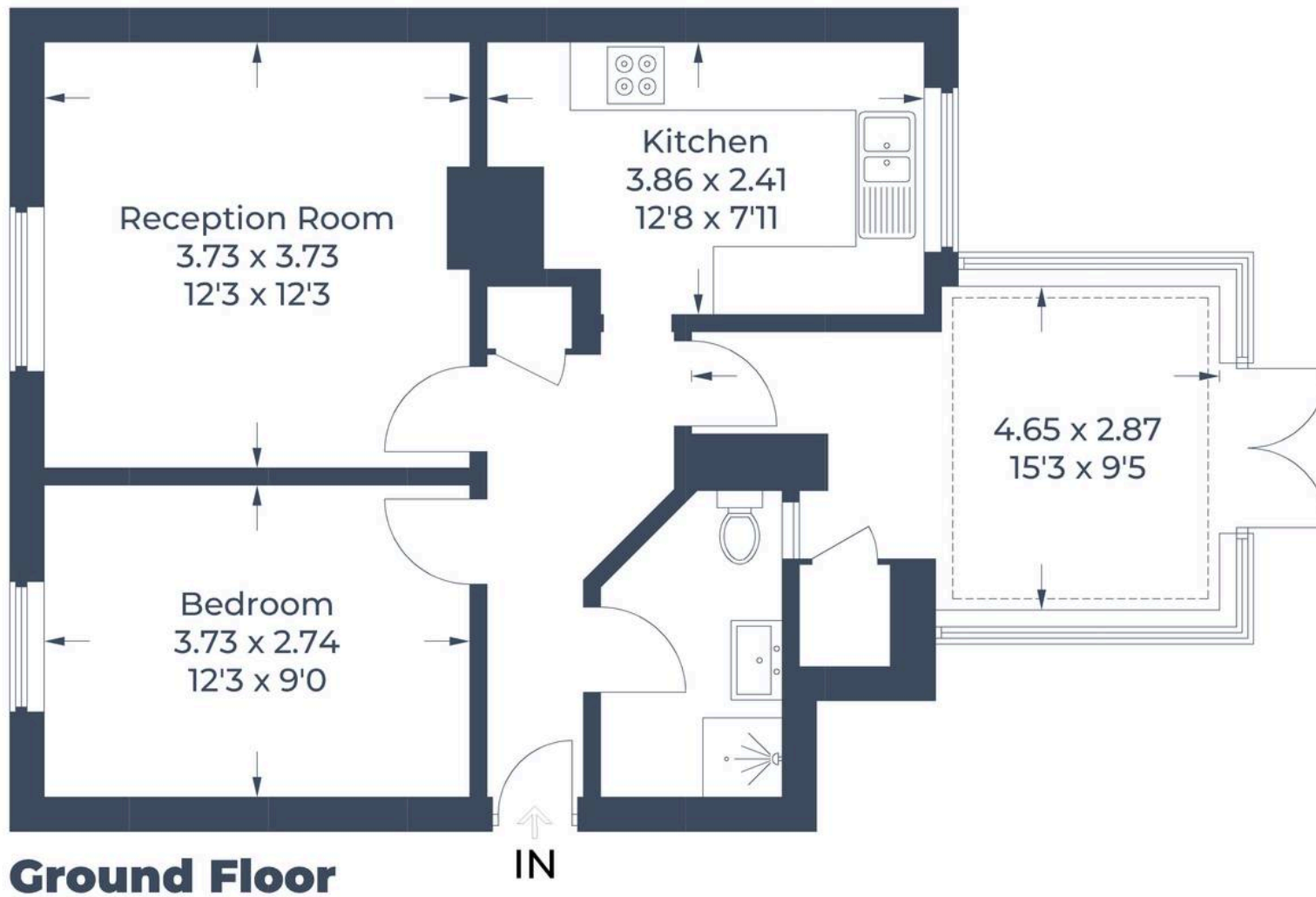


Illustration for identification purposes only,  
measurements are approximate, not to scale.

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## Fairfield – Oxhey

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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