



57 Raglan Gardens, Watford
£875,000





57 Raglan Gardens

Watford, Watford

A Beautifully Presented Four-Bedroom Detached Home in Sought-After Oxhey Hall, Offered with No Upper Chain and Scope for Further Extension

Situated on the ever-popular Raglan Gardens, this charming 1930s-built detached family home offers over 1,600 sq ft of versatile living space and is located on a quiet, tree-lined residential road in the heart of Oxhey Hall. This desirable home is being brought to market with the added benefit of no upper chain, and offers excellent potential to extend further (STPP).

Having been extended to the side and rear, the property boasts a generous and thoughtfully designed ground floor layout providing over 1,100 sq ft of space. It comprises a welcoming front reception room, a spacious family room, and a stylish kitchen/diner with a separate utility cupboard. A large office provides ideal work-from-home space or the potential for further adaptation to suit a family's needs - further more a ground floor toilet and shower room.

Upstairs, the first floor offers four well-proportioned bedrooms and a modern family bathroom, with an additional 543 sq ft of space.

Externally, the property features off-street parking for multiple vehicles to the mature, private rear garden extending approximately 130 ft, perfect for family outdoor entertaining.



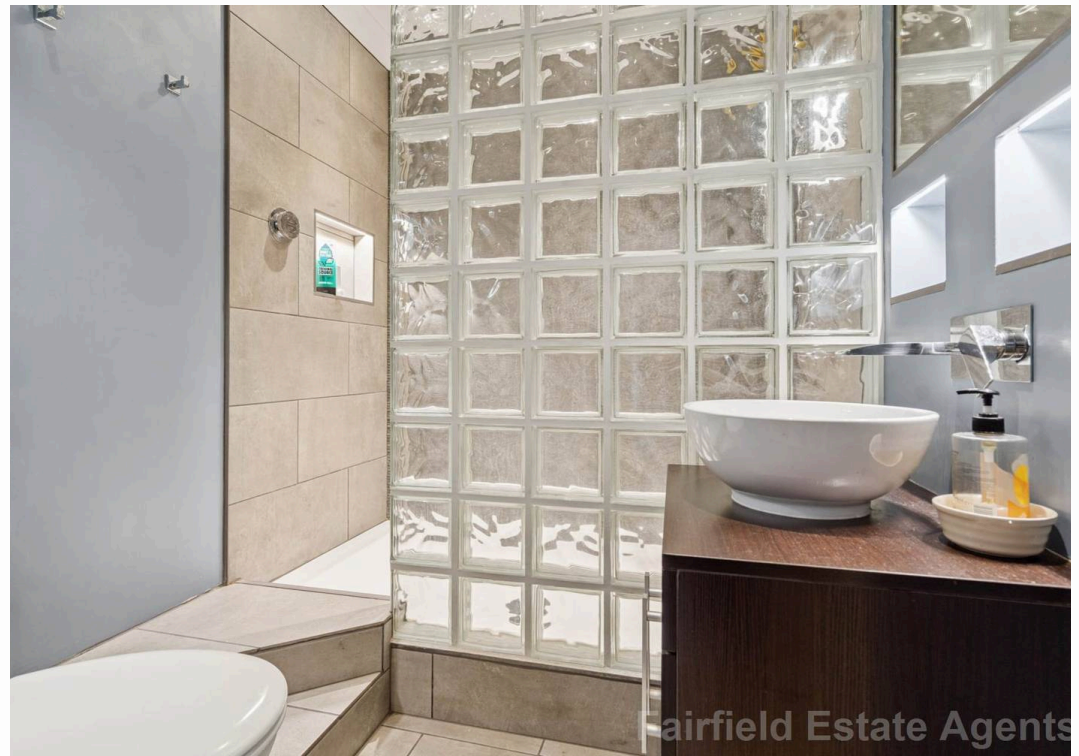
Oxhey Hall is a highly sought-after area of Watford, designated as a Conservation Area and







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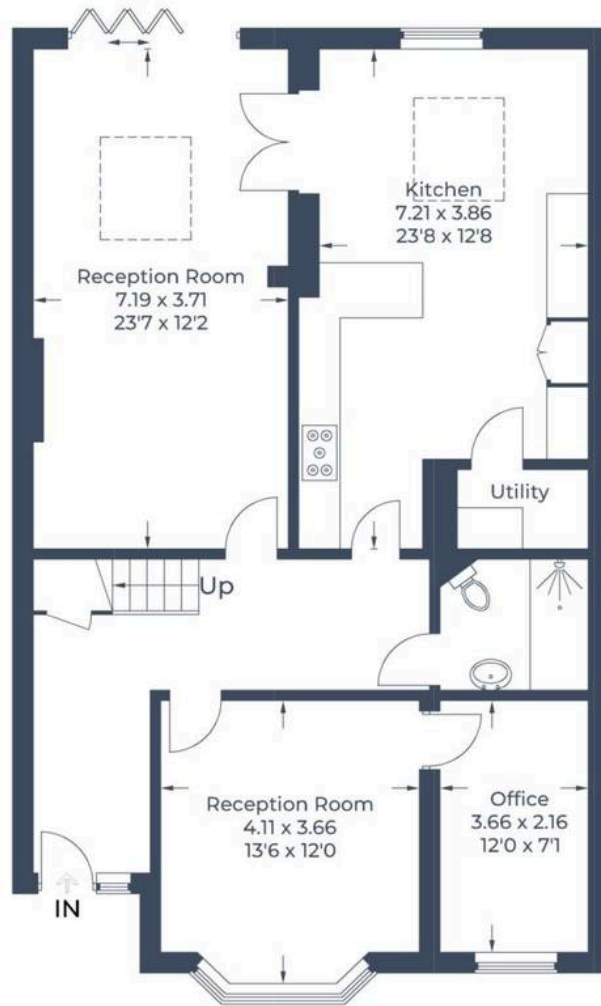
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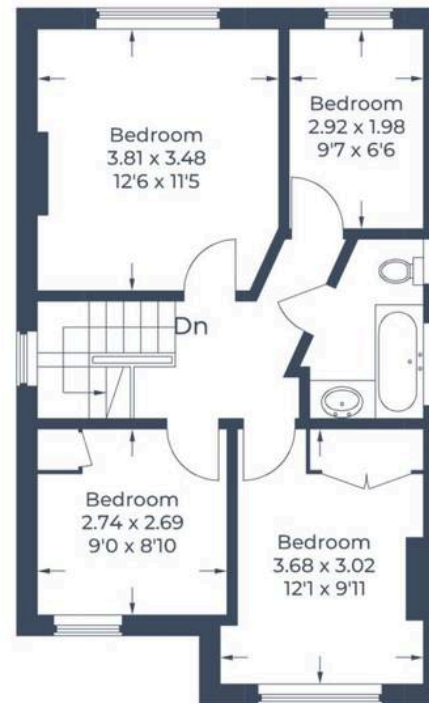
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	82
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales EU Directive 2002/91/EC 		

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales EU Directive 2002/91/EC 		

Approximate Gross Internal Area
 Ground Floor = 104.4 sq m / 1,124 sq ft
 First Floor = 50.5 sq m / 543 sq ft
 Total = 154.9 sq m / 1,667 sq ft
 (Excluding Outbuilding / Shed)



Ground Floor



First Floor

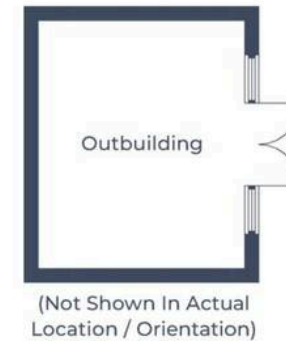


Illustration for identification purposes only,
 measurements are approximate, not to scale.
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Fairfield – Oxhey

1 Station Approach, Watford – WD19 7DT

020 8428 0540 • rob@fairfieldstates.co.uk • fairfieldstates.co.uk/

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