



3 Oxhey Drive, Watford
£260,000





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Watford, Watford

ULTIMATE CONVENIENCE! ONE BEDROOM GROUND FLOOR FLAT WITH A BEAUTIFUL PRIVATE GARDEN & WITHIN CLOSE PROXIMITY TO CARPENDERS PARK STATION!

Ideally located for day-to-day convenience, this well-presented one-bedroom ground floor flat is within easy reach of Carpenders Park station, offering direct London Overground services to London Euston station. A range of local shops and amenities are close by, including the Everyone Active leisure centre. Upon entry, you are greeted by a bright and spacious hallway leading to a modern kitchen, a generous double bedroom with fitted wardrobes, and a light-filled lounge/diner. From here, a lobby area provides direct access to the private rear garden, which enjoys sunlight for much of the day - an ideal outdoor space for both relaxing and entertaining. The property further benefits from a recently fitted, well-proportioned modern bathroom, laminate flooring throughout, gas central heating and double glazing. Whether you're a first-time buyer or investor, this well-presented home ticks all the boxes and offers an excellent opportunity.

Lease Details As Advised by vendor:

Lease Length : 84 Years Remaining.

Ground Rent: £10 per annum.

Maintenance Charge Including building insurance: £957.53 (Estimate for 25

Council Tax band: B













Approximate Gross Internal Area = 51.6 sq m / 555 sq ft



Ground Floor IN

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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