



**A MODERN AND STYLISH TWO BEDROOM HOUSE**

Eastbury Road, Watford, WD19 4JN



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## OPEN-PLAN KITCHEN/DINING/LIVING ROOM

- GUEST W/C • TWO BEDROOMS • FAMILY BATHROOM • REAR GARDEN WITH OUTBUILDING • DRIVEWAY PARKING

### Description

This immaculate two-bedroom family home is beautifully presented throughout, offering modern, stylish interiors and thoughtfully designed living space.

The ground floor comprises an entrance hallway with a convenient guest w/c, leading through to a stunning open-plan kitchen, dining and living area. Flooded with natural light, this impressive space features bi-folding doors that seamlessly open onto the rear garden, creating the perfect setting for both everyday living and entertaining.

On the first floor, there is a spacious bedroom and a family bathroom, and on the second floor is a further bedroom.





Externally, the property benefits from a well maintained rear garden featuring a patio area, ideal for outdoor dining and relaxation, along with a useful outbuilding and a garden shed positioned at the end of the garden for additional storage.

To the front, a driveway provides valuable off-street parking.

### **Location**

Oxhey Hall is a beautiful part of Watford, designated as a Conservation Area, containing quiet tree-lined roads off Hampermill Lane towards Moor Park and Northwood. There are good local amenities including Moor Park underground station and Bushey main line station with fast trains into Euston. Highly regarded schools such as Merchant Taylors and Eastbury Farm are also just a short drive away.

### **Additional Information**

Tenure: Freehold

Local Authority: Watford Borough Council

Council Tax Band: D

Energy Efficiency Rating: B

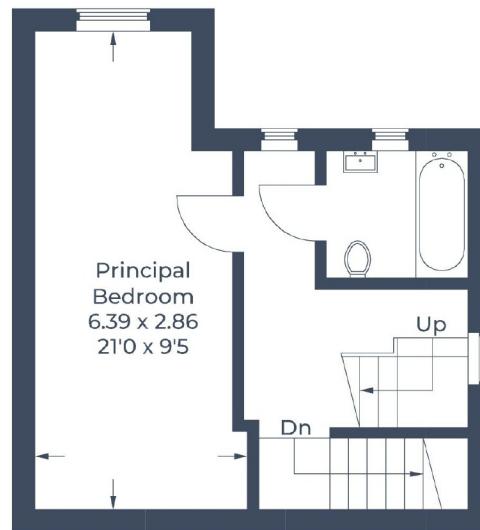
For additional information, please refer to [www.robsonsworld.com](http://www.robsonsworld.com) or call us on: 01923 835355.



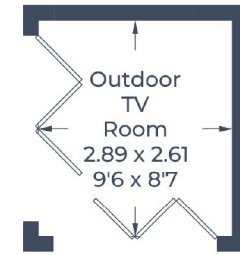
Approximate Gross Internal Area  
 Ground Floor = 55.0 sq m / 592 sq ft  
 First Floor = 31.2 sq m / 336 sq ft  
 Second Floor = 13.6 sq m / 146 sq ft  
 Outbuildings = 12.8 sq m / 138 sq ft  
 Total = 112.6 sq m / 1,212 sq ft



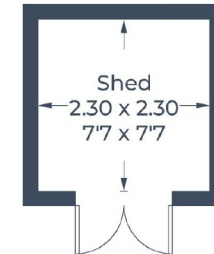
**Ground Floor**



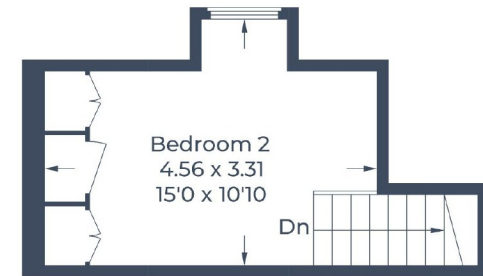
**First Floor**



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



**Second Floor**

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

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**ROBSONS**

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