

Oxhey Avenue, Watford

Offers Over **£735,000**

SAB
ESTATES







Oxhey Avenue

Watford

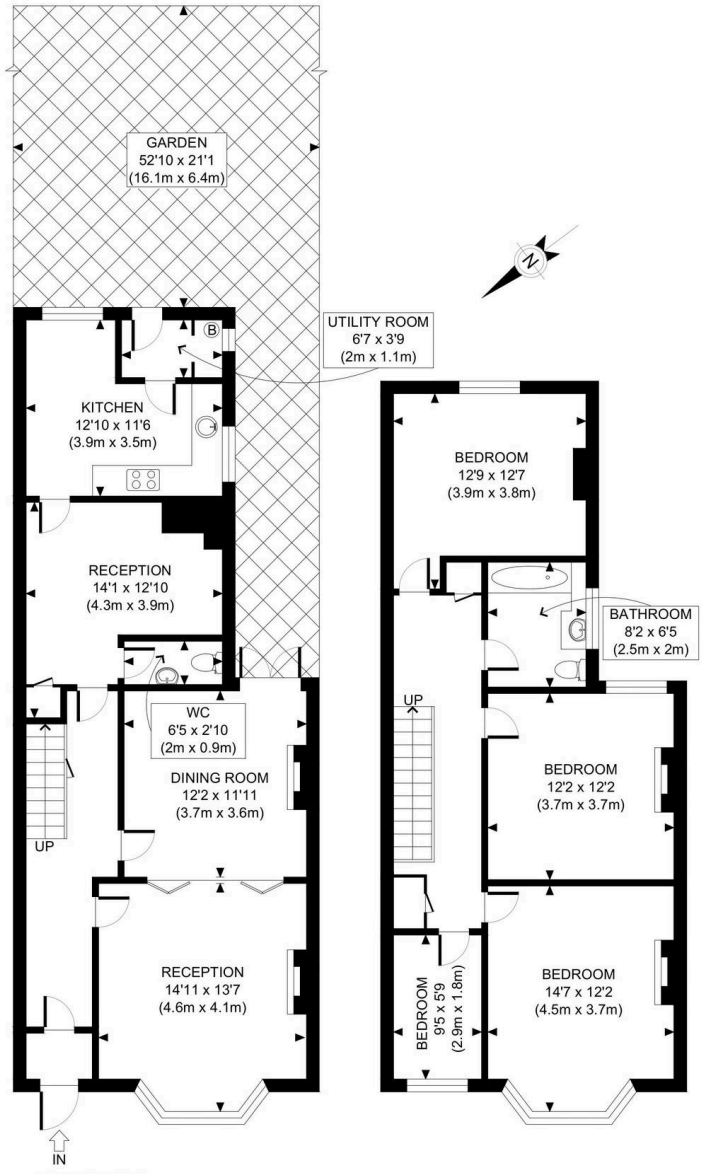
- Spacious 4-bedroom semi-detached house
- Approx. 1,512 sq ft / 140 sq m
- Three reception areas
- Large south-facing rear garden
- Planning permission for second-storey rear extension
- Lawful Development Certificate for dormer loft conversion
- Approx. 8 minutes' walk to Bushey Station
- Chain free
- Excellent scope to modernise and extend
- Free unrestricted street parking

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 790 SQ FT

GROSS INTERNAL
FLOOR AREA 722 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 1512 SQ FT/ 140 SQM

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

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