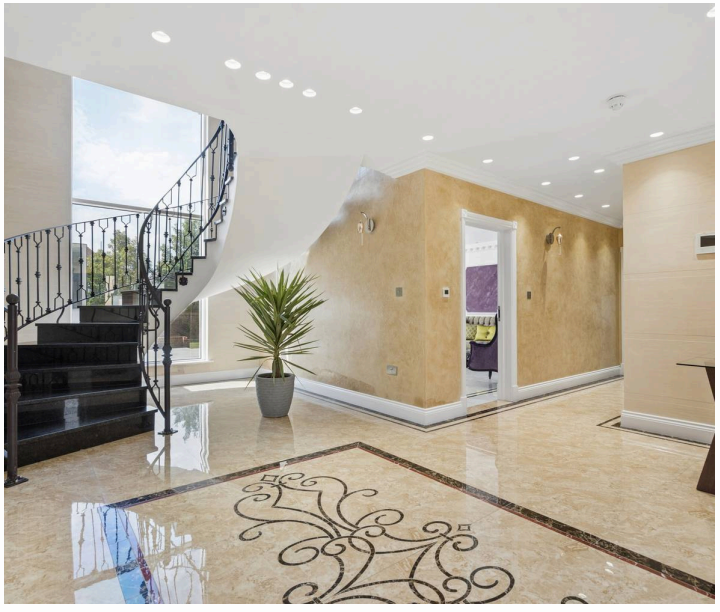


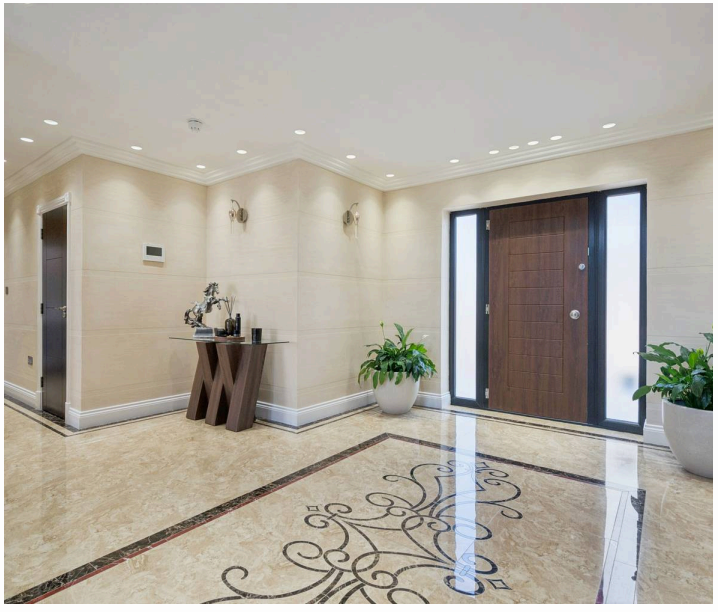
16 Green Lane, Watford

Guide Price £2,200,000

fairfieldestates







16 Green Lane

Watford

Situated on the highly sought after Green Lane, Fairfield Estates are delighted to offer to market this impressive five/six bedroom, detached house, set on three floors, presenting an exceptional opportunity to acquire a substantial family home of circa 4562 square feet (including outbuildings) set in this desirable location.
Council Tax band: H

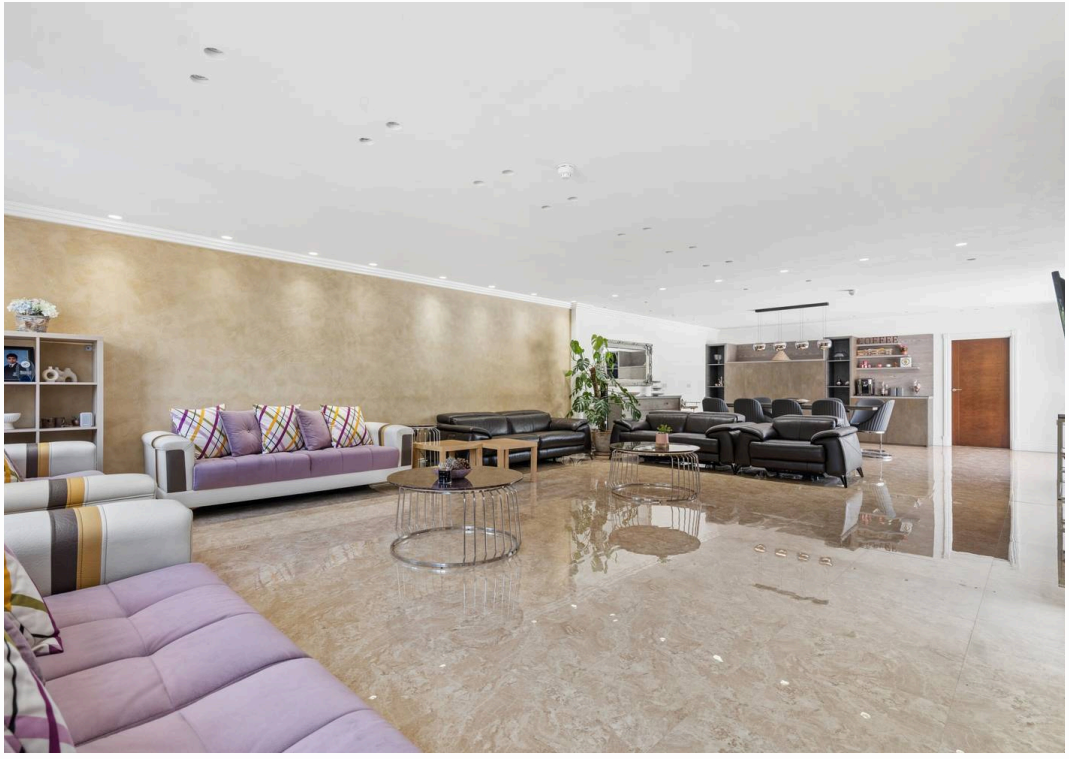
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- FABULOUS RECEPTION HALLWAY
- SUBSTANSIVE 42'9 x 20'4 RECEPTION/DINING ROOM
- 17' 1 x 14'5 FAMILY ROOM
- VERSATILE RECEPTION 3/POSSIBLE GROUND FLOOR BEDROOM 6 En-Suite
- 3 x EN-SUITE BEDROOMS
- GARAGE CONVERSION WITH FURTHER SHOWER ROOM
- GENEROUS PATIO AND GARDEN TO REAR
- SECURE GATED PARKING FOR UP TO 8 VEHICLES
- COUNCIL TAX H
- EPC RATING C






COFFEE













































Approximate Gross Internal Area
Ground Floor = 187.4 sq m / 2,017 sq ft
First Floor = 134.6 sq m / 1,449 sq ft
Second Floor = 55.6 sq m / 598 sq ft
Outbuildings = 46.3 sq m / 498 sq ft
Total = 423.9 sq m / 4,562 sq ft
(Including Garage / Excluding Eaves Storage)

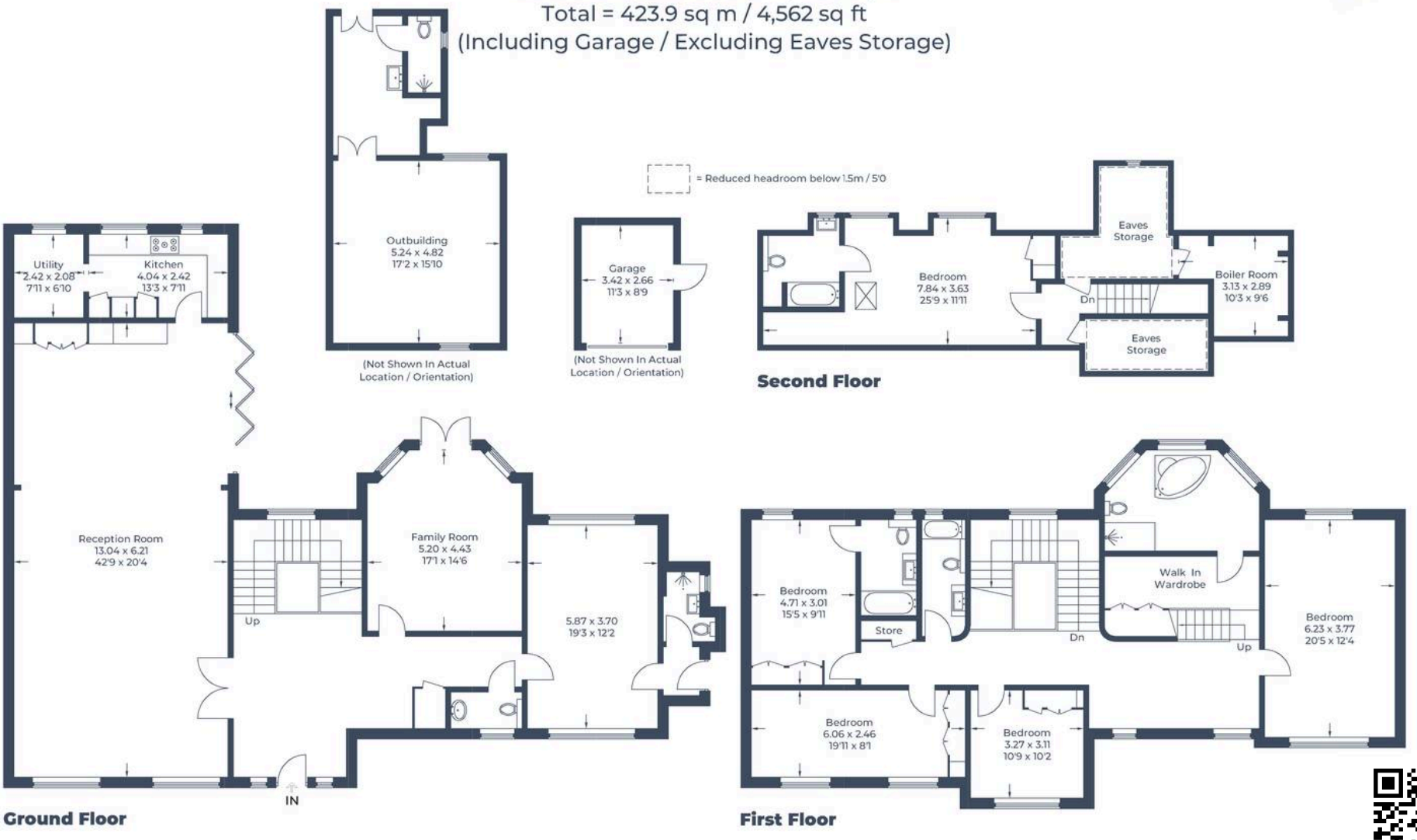


Illustration for identification purposes only,
measurements are approximate, not to scale.

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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