



An attractive three bedroom semi detached family home  
Oaklands Avenue, Watford, Hertfordshire WD19 4LW

**ROBSONS**

**Asking Price: £2,000 pcm**

## **An attractive three bedroom semi detached family home**

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• RECEPTION ROOM • KITCHEN • DINING ROOM/LOUNGE •  
DOWNSTAIRS SHOWER ROOM • STUDY • UTILITY ROOM •  
THREE BEDROOMS • FAMILY BATHROOM • REAR GARDEN • OFF  
STREET PARKING • UNFURNISHED

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### **Description**

An attractive halls adjoining semi detached family home set on the popular Oxhey Hall estate. Skilfully extended the property offers four reception rooms, shower room and utility room to the ground floor. Beautifully presented throughout offering off street parking to the front and substantial outside office/ games room in the rear garden.

### **Location**

Watford provides an extensive choice of boutique shops, restaurants, coffee houses, super markets and the Intu shopping centre. Transport facilities include the Metropolitan Line and Main Line train stations offering a frequent service to central London and beyond.







### Additional Information

- Local Authority: Three Rivers
- Council Tax: Band E
- Energy Efficiency Rating: Band C
- Available Date: 02/01/2020

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>			(92-100) <b>A</b>		
(81-91) <b>B</b>		81	(81-91) <b>B</b>		79
(69-80) <b>C</b>	69		(69-80) <b>C</b>	66	
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC			<b>England &amp; Wales</b> EU Directive 2002/91/EC		

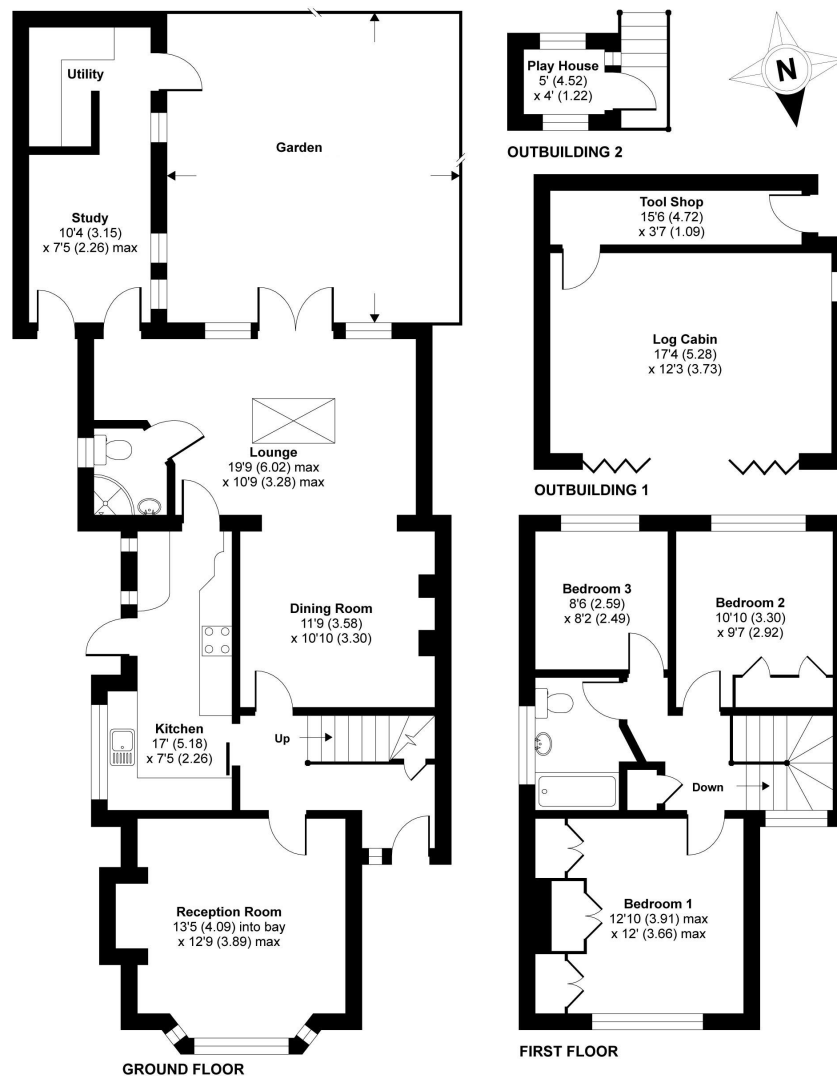
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.



# Oaklands Avenue, Watford, WD19

APPROX. GROSS INTERNAL FLOOR AREA 1364 SQ FT 126.7 SQ METRES (EXCLUDES OUTBUILDINGS)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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# ROBSONS

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