



A THREE BEDROOM SEMI-DETACHED FAMILY HOME WITHIN A QUIET CUL-DE-SAC

Vivian Close, Watford, WD19 4PQ

ROBSONS

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**SEMI-DETACHED • THREE BEDROOMS •
LIVING ROOM • DINING ROOM • KITCHEN •
FAMILY BATHROOM • POTENTIAL TO EXTEND
STPP • PRIVATE REAR GARDEN • DRIVEWAY
PARKING • QUIET CUL-DE-SAC**

Description

This three bedroom, one bathroom semi-detached house is offered to the market in fantastic condition throughout. Positioned within the highly sought-after quiet cul-de-sac Vivian Close.

This property is accessed via a porch and comprises two large reception rooms and a well-appointed kitchen on the ground floor.

To the first floor are two double bedrooms, one smaller bedroom and a family bathroom.

Further benefits include the potential to extend subject to the usual planning permission and consents, a large driveway for several vehicles and a beautiful rear garden.





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: Three Rivers

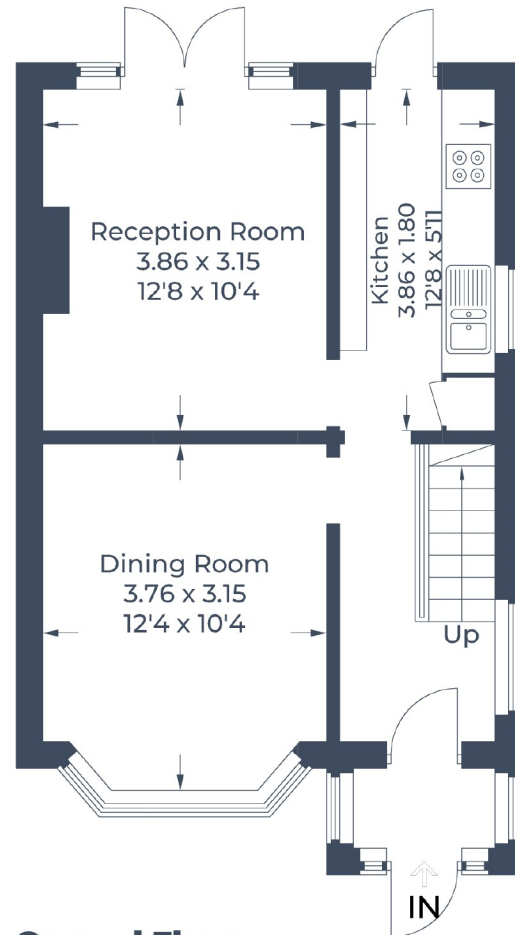
Council Tax Band: D

Energy Efficiency Rating: tbc

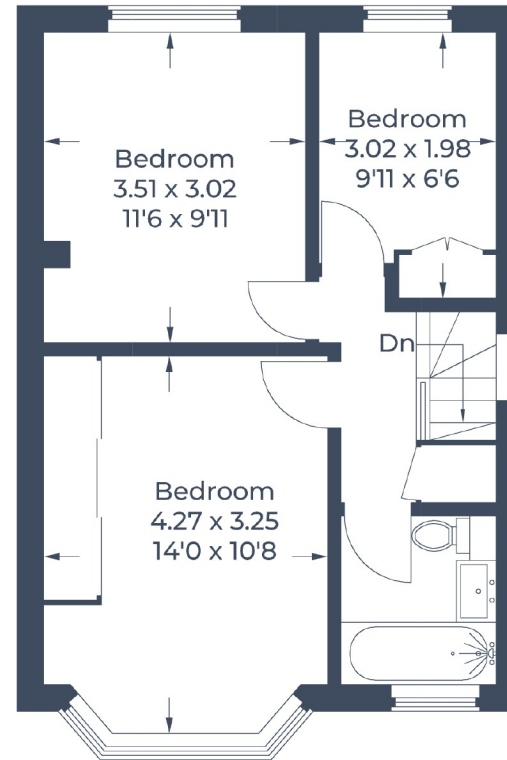
For additional information, please refer to www.robsonsworld.com or call us on: 01923 835355.



Approximate Gross Internal Area
Ground Floor = 41.0 sq m / 441 sq ft
First Floor = 38.6 sq m / 415 sq ft
Total = 79.6 sq m / 856 sq ft



Ground Floor



First Floor

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

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