



**A FANTASTIC DETACHED SIX BEDROOM FAMILY HOME WITHIN A QUIET  
CUL-DE-SAC**

The Oaks, Watford, WD19 4LR

**ROBSONS**



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**DETACHED • SIX BEDROOMS • FOUR BATHROOMS • TWO RECEPTION ROOMS • LARGE OPEN-PLAN KITCHEN/DINING ROOM • DRIVEWAY PARKING • PRIVATE REAR GARDEN • QUIET CUL-DE-SAC**

### Description

A spacious and elegant six bedroom detached family home in an exclusive cul-de-sac. Set on a generous plot, this property offers nearly 2,800 ft<sup>2</sup> of versatile accommodation over two floors, including multiple reception rooms and the potential for open-plan living. The property has been skilfully extended and modernised throughout to create spacious and versatile accommodation.

The garden is large and private, allowing space for entertaining.

Convenient for premier local schools, transport to central London, and within a peaceful, established neighbourhood, this home blends classic comfort with excellent scope for modern refurbishment.







Green Lane is within easy reach of central Watford, recreational facilities are well catered for those enjoying a sporting life, with golf courses, cricket & football clubs. Watford also provides an extensive choice of boutique shops, restaurants, coffee houses, supermarkets and the Atria shopping centre. There are a number of good schools located in the area and the transport facilities include the Metropolitan Line and Bushey main line station with fast trains into Euston offering a frequent service to central London and beyond.

### Additional Information

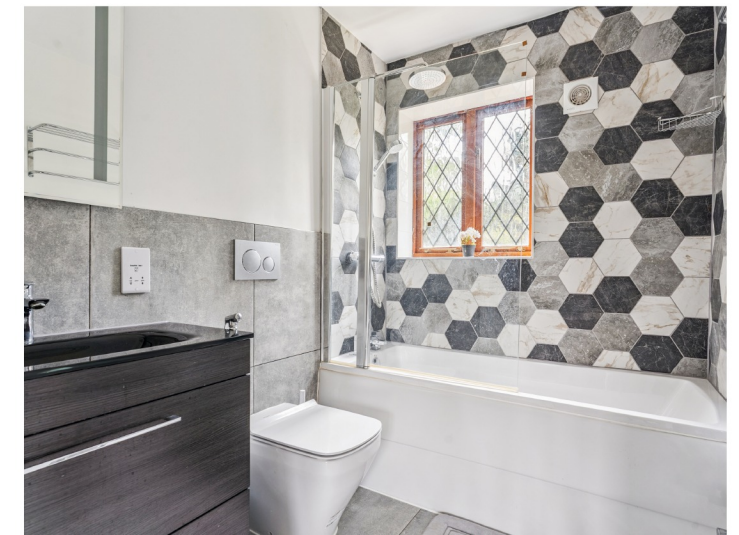
Tenure: Freehold

Local Authority: Three Rivers

Council Tax Band: G

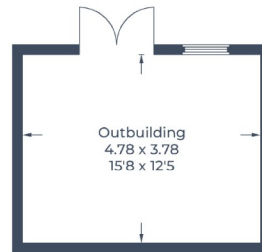
Energy Efficiency Rating: D

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

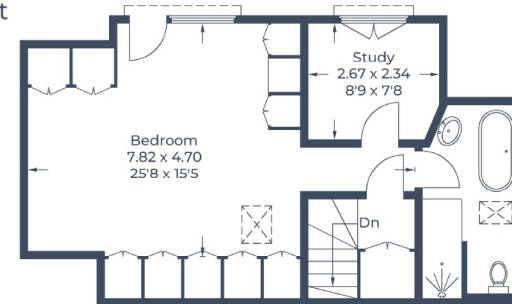




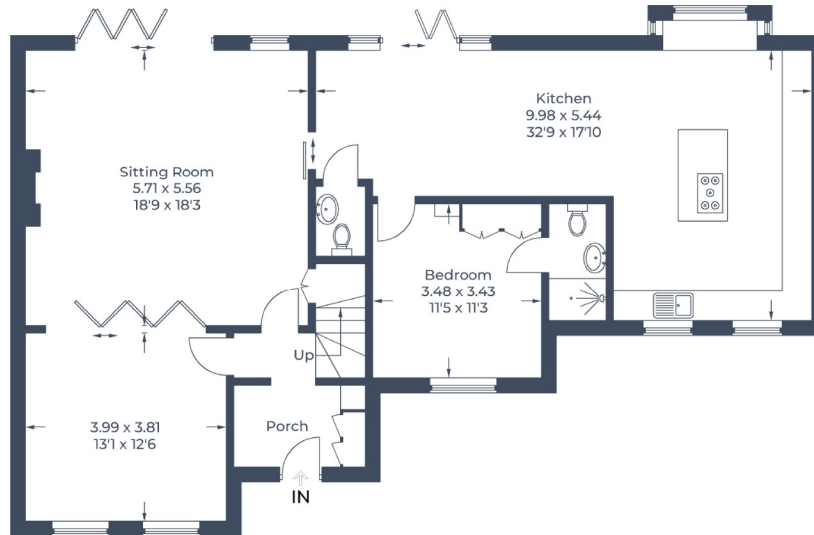
Approximate Gross Internal Area  
 Ground Floor = 117.0 sq m / 1,259 sq ft  
 First Floor = 74.4 sq m / 801 sq ft  
 Second Floor = 49.9 sq m / 537 sq ft  
 Outbuilding = 18.2 sq m / 196 sq ft  
 Total = 259.5 sq m / 2,793 sq ft



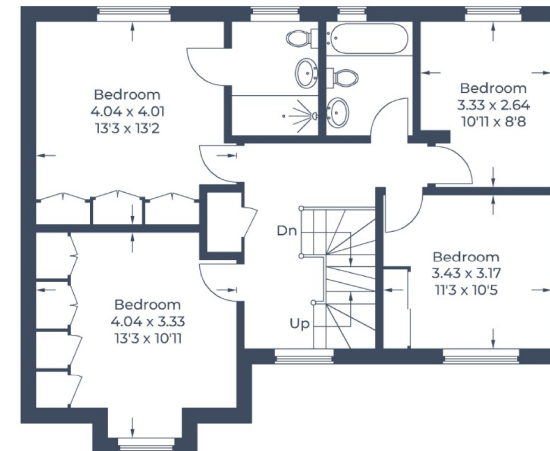
(Not Shown In Actual  
 Location / Orientation)



**Second Floor**



**Ground Floor**



**First Floor**

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

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