



## A SPACIOUS DETACHED FOUR BEDROOM FAMILY HOME

Woodwaye, Watford, WD19 4TS

**ROBSONS**



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**DETACHED • FOUR BEDROOMS • THREE  
RECEPTION ROOMS • KITCHEN • LARGE REAR  
GARDEN • OFF-STREET PARKING • BASEMENT  
LEVEL • GARAGE**

### Description

This well-presented four-bedroom detached family home offers spacious and flexible living throughout.

The ground floor comprises a bright and airy triple-aspect living room, a separate dining room that opens into an additional reception area/ sun room and a well-equipped kitchen. There is also a utility room, a useful store room, and a downstairs w/c.

Upstairs, you'll find four generously sized double bedrooms, a family bathroom and a separate w/c, providing practical and comfortable accommodation for the whole family.

Further benefits include a basement level which provides additional storage space, offering great potential for further use.

Externally, the home boasts a large rear garden ideal for outdoor entertaining or relaxing and to the front, there is off-street parking and a garage.







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 (which is within walking distance) with fast trains into Euston. The area is also well served for good quality schools for all ages including highly regarded schools such as Merchant Taylors and Eastbury Farm which are also just a short drive away. Recreational facilities cater 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.

### **Additional Information**

Tenure: Freehold

Local Authority: Watford Borough Council

Council Tax Band: G

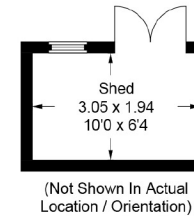
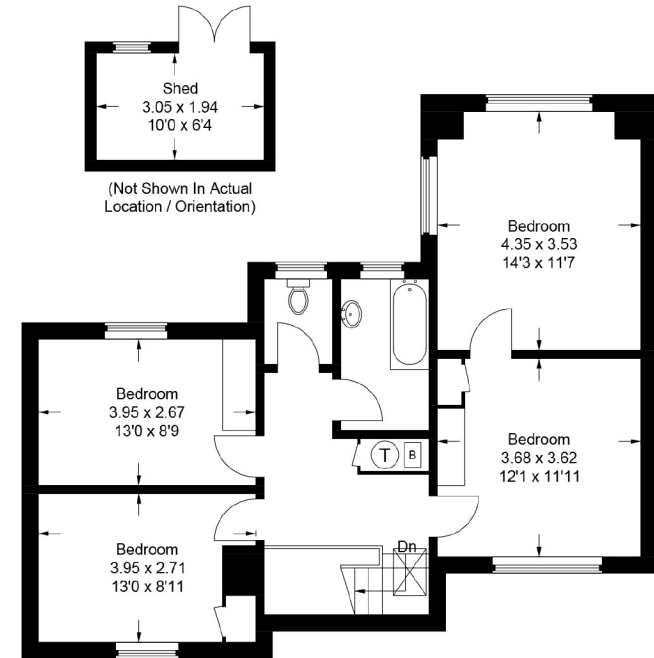
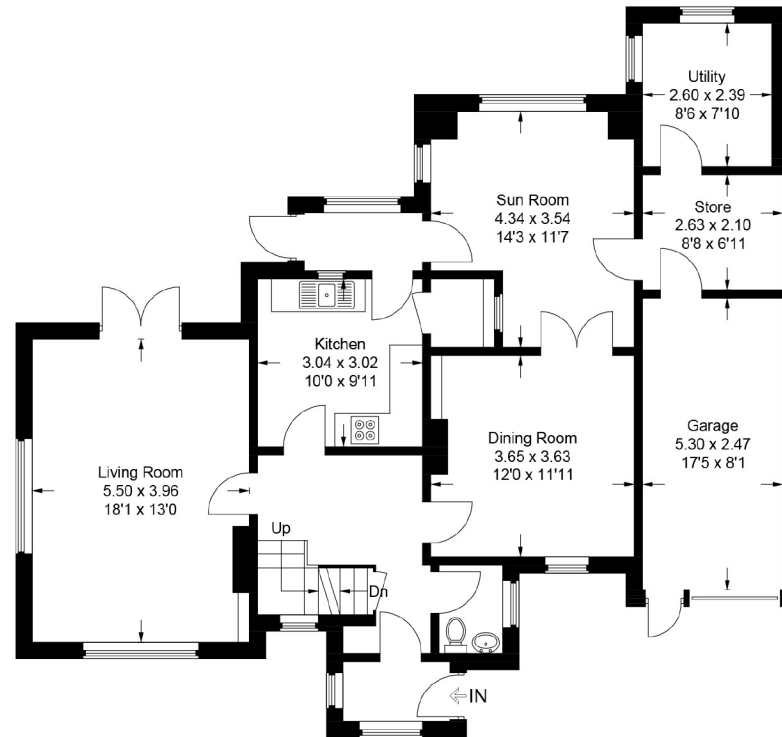
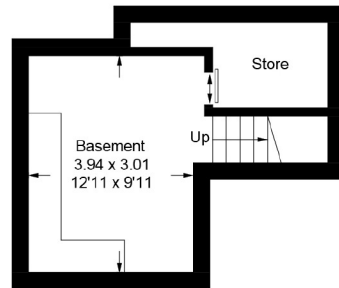
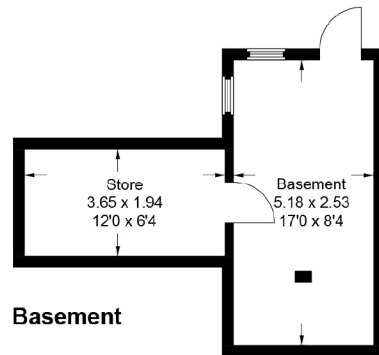
Energy Efficiency Rating: E

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Approximate Gross Internal Area  
 Basements = 39.4 sq m / 424 sq ft  
 Ground Floor = 107.8 sq m / 1,160 sq ft  
 First Floor = 71.5 sq m / 770 sq ft  
 Shed = 5.9 sq m / 63 sq ft  
 Total = 224.6 sq m / 2,417 sq ft  
 (Including Garage)



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