



**A LOVELY FIVE BEDROOM DETACHED FAMILY HOME SET WITHIN A QUIET
CUL-DE-SAC**

Blenheim Close, Watford, WD19 4QN

ROBSONS

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DETACHED • FIVE BEDROOMS • THREE BATHROOMS • TWO RECEPTION ROOMS • OPEN-PLAN KITCHEN/LIVING/DINING ROOM • REAR GARDEN • DRIVEWAY PARKING

Description

This fantastic five-bedroom detached family home is ideally situated within a peaceful cul-de-sac, offering both privacy and convenience in a sought-after residential area.

The property is approached via an attractive carriage driveway, complemented by beautifully maintained front and side gardens.

The ground floor features a spacious entrance hallway that leads into an open-plan kitchen, living, and dining area benefitting from doors opening directly onto the rear garden. A separate, generously sized living room, a further reception room and a convenient downstairs w/c completes the ground floor accommodation. On the first floor, there are five well-proportioned double bedrooms, two of which benefit from their own en-suite bathrooms, alongside a family bathroom. The main bedroom offers a unique layout, with stairs leading to a private second-floor retreat comprising a large dressing room and a walk-in wardrobe.





Externally, the rear garden is designed for low maintenance and features a patio area and an outbuilding currently utilised as a gym with a sauna.

Location

Oxhey Hall is a highly desirable part of Watford, designated as a Conservation Area and known for its quiet, tree-lined residential roads. The property, situated in Blenheim Close, enjoys a peaceful setting within this sought-after neighbourhood.

There are excellent local amenities nearby, including Bushey mainline station, which provides fast and frequent services into London Euston, making it ideal for commuters. Watford town centre is also easily accessible, offering a wide range of shopping, dining and leisure facilities.

The area is particularly well regarded for its schooling, with highly respected options such as Merchant Taylors' School and Eastbury Farm School within easy reach. In addition, the property is within walking distance of Bromet Primary School and the highly sought-after Watford Grammar Schools.

Additional Information

Tenure: Freehold

Local Authority: Watford Borough of Hillingdon


Council Tax Band: G

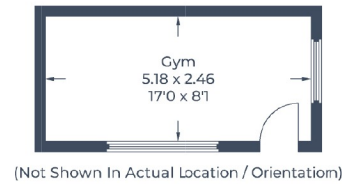
Energy Efficiency Rating: C

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

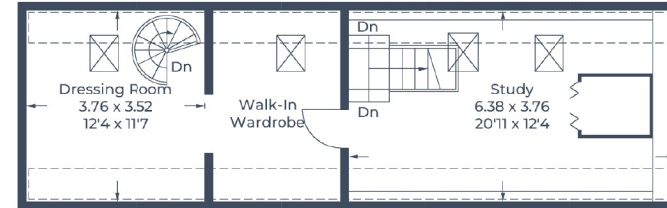


Approximate Gross Internal Area
 Ground Floor = 118.4 sq m / 1,274 sq ft
 First Floor = 106.0 sq m / 1,141 sq ft
 Second Floor = 47.6 sq m / 512 sq ft
 Gym = 12.7 sq m / 137 sq ft
 Total = 284.7 sq m / 3,064 sq ft

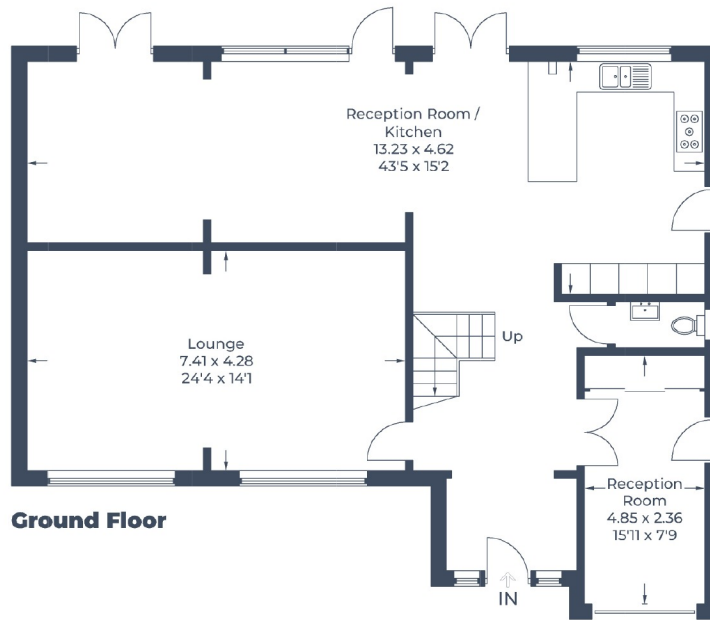
 = Reduced head height below 1.5m



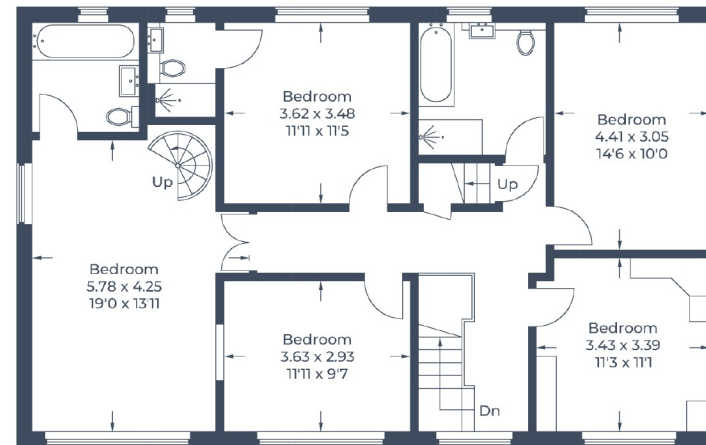
(Not Shown In Actual Location / Orientation)



Second Floor



Ground Floor



First Floor

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