

AN IMPRESSIVE FOUR/FIVE DOUBLE BEDROOM FAMILY HOME – GATED DEVELOPMENT AND CHAIN FREE SALE

This exceptionally spacious town house offers 1690sq ft of well-appointed and versatile accommodation over three floors and is situated within just a few minutes walk from Bushey Station (service to Euston in under 20 minutes).

The ground floor is made up of an entrance hallway, guest w.c., large front aspect reception room, a superb modern fitted kitchen with integrated appliances that is open plan to a dining area and there is also a separate utility room. On the first floor there is a 15ft 6' reception room/fifth bedroom plus a double bedroom with en-suite shower room and walk in wardrobe. On the second floor there are three further double bedrooms and the family shower room. Externally, there is a child friendly and easy to maintain rear garden, garage with EV charger point, allocated off-road parking space and seven visitor's parking spaces.



KEY FEATURES

- Four/five double bedrooms
- Two bathrooms plus guest w.c.
- One/two reception rooms
- Sunny south-west facing garden
- Modern fitted kitchen with dining area plus utility room
- Gated development
- Brand new Baxi boiler
- Garage and allocated parking
- Service charge: £650 per annum



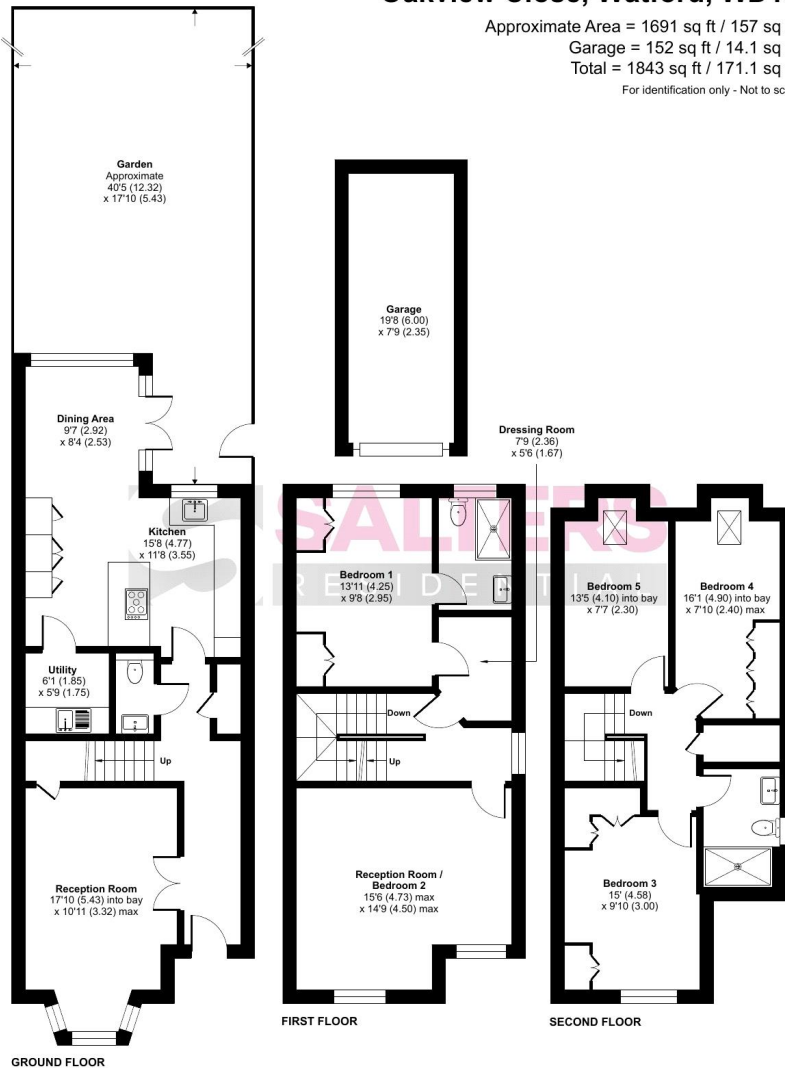
Oakview Close, Watford, WD19

Approximate Area = 1691 sq ft / 157 sq m

Garage = 152 sq ft / 14.1 sq m

Total = 1843 sq ft / 171.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Salters Residential. REF: 1372217

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		87
(81-91)	B		
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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.

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DISCLAIMER - Every attempt has been made to ensure accuracy. However, all measurements are approximate and for illustrative purpose only.

In accordance with The Consumer Protection from Unfair Trading Regulations 2008, these particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract.

We have not carried out a structural survey and the services and appliances have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of e.g. carpets or furniture. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

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