



*ESTATE & LETTINGS AGENTS*

Oxford Street, Watford, WD18



**FOR SALE £349,950 FREEHOLD**

Major Estates are delighted to offer for sale this 2 bedroom terraced house set in a turning off Vicarage road.

The property comprises of 2 double sized bedrooms, 2 reception rooms, fitted kitchen, downstairs shower room and En-Suite bathroom off the main bedroom.

Located only 0.5 miles away from Watford High Street BR station and 0.8 miles from Watford underground station. Also within walking distance is Watford Grammar School for Girls and Watford Hospital.

- Two Bedrooms
- Two Bathrooms
- Rear Private Paved Garden
- Two Reception Rooms
- Freehold
- Near Watford Hospital
- Catchment Watford Grammar for Girls
- Close to Watford BR and Underground

Major Estates Harrow LTD ~ 77 High Street, Wealdstone, Harrow, HA3 5DQ  
T: 020 8424 8686 ~ E: [sales@majorestate.com](mailto:sales@majorestate.com) ~ [www.majorestate.com](http://www.majorestate.com)

**Porch:**

Through UPVC double glazed door, carpeted floor, leading into Reception one.

**Front Reception:**

4.0m(13' 0") x 3.6m(11' 10")

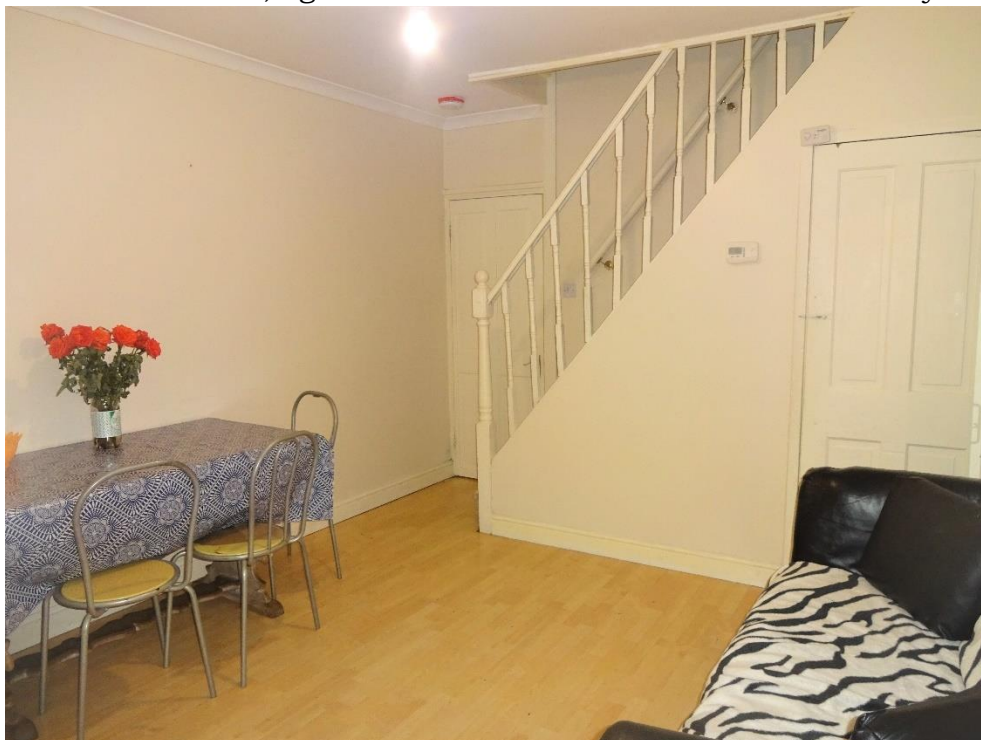
A bright reception room, double glazed window to front aspect, radiator, laminate wood flooring, power points, phone point and light fixture. Door to reception two:



**Rear Reception:**

3.6m(11'10") x 3.1m(10'3")

Laminate wood floor, radiator, power points, storage cupboard housing meters, stairs to first floor, light fixture and doors to kitchen and hallway:



### Inner Hallway:

Laminate wood flooring, radiator, light fixture, doors to kitchen, shower room and back garden:



### Kitchen:

3.6m(12") x 2.4m (8'3")

Fitted Kitchen with units to eye and base level, stainless steel sink fitted with mixer tap, tiled flooring, radiator, fitted gas hob with oven below and extractor fan above, plumbing for washing machine, power point's, partly tiled walls.



### **Shower Room/WC:**

Rear aspect frosted windows, tiled walls, tiled flooring, shower enclosure with thermostatic shower, vanity hand wash basin with mixer tap, low level WC, radiator and radiator.



### **First Floor**

#### **Bedroom 1:**

3.6m(11'8") x 3.1m (10'3")

Rear side double bedroom, double glazed window to rear aspect, carpeted flooring, radiator, power points and door to bathroom.



#### **Bathroom:**

2.4m(7'8") x 2.1m(6'8")

Side aspect double glazed window, radiator, tiled flooring, tiled walls, panel enclosed bathtub with shower attachment, sink unit with mixer tap and low level WC.





#### Bedroom 2:

3.0m(10'5") x 2.7m(9'5")

Double glazed window to front aspect, carpeted flooring, radiator, storage cupboard with loft access and power points.



#### Garden:

Approximately 30'

Paved garden area.

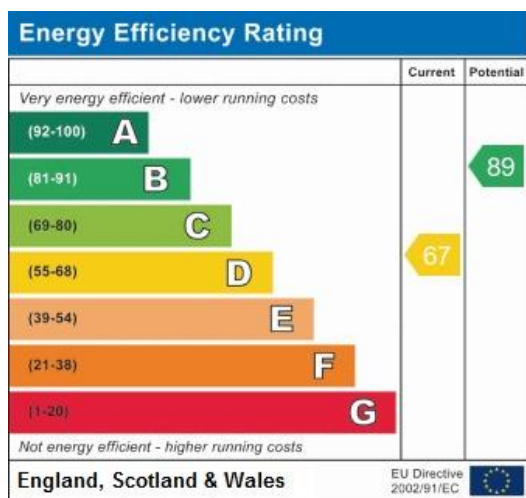


**TENURE:**  
Freehold

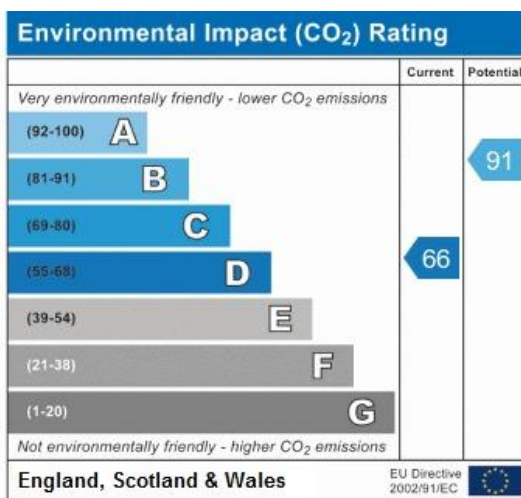
**LOCAL AUTHORITY:**  
London Borough

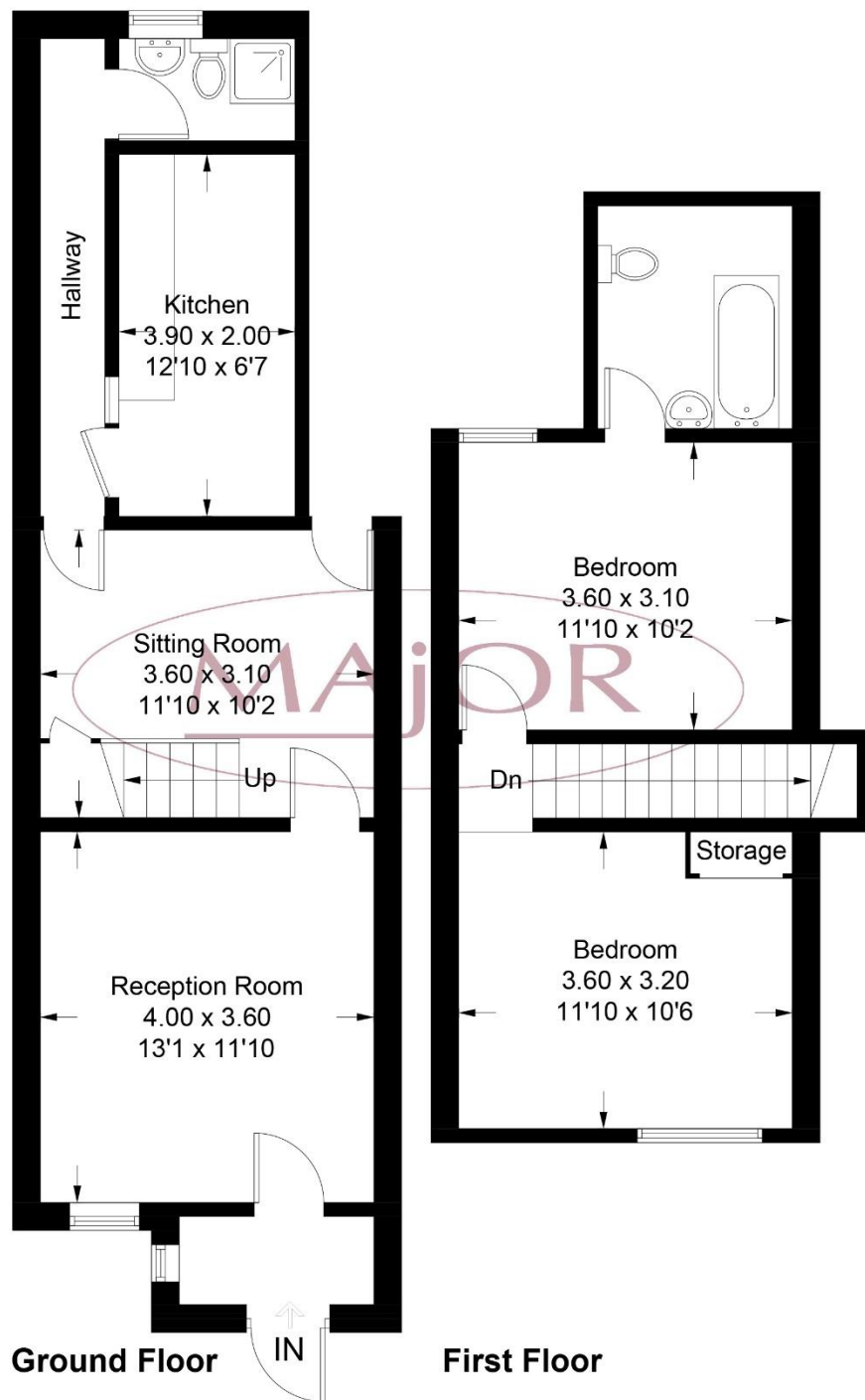
Hertfordshire

**EPC:**



Address:  
Oxford Street, WD18





Approximate Gross Internal Area = 75.7 sq m / 815 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID629276)

**Disclaimer**

The property particulars are produced in good faith based upon information from the vendor and access for visual appraisal to provide a fair description of the property for the guidance of intending purchasers. These should not be construed as a contract or offer. All details and measurements are approximate and are only a general guide. Any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Please note, we have not tested the bathroom fittings, kitchen appliances, central heating or electrical systems. If there is any point which is of particular importance to you, we will be pleased to see if we can get more information.

**Mortgages**

For a competitive, free, no obligation Mortgage quotation please contact our independent, in-house, whole of market FCA registered Mortgage adviser on 020 8424 8686. We deal with the whole market to find the appropriate residential or buy to let Mortgage deals according to your personal circumstances and subject to status. Your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it. Life assurance may be required. Written quotations available.



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