



Imposing detached family home on popular road.

11A Green Lane, Oxhey, Hertfordshire, WD19 4NL

Freehold





Exceptional family home • Double garage • Off street parking • Great decorative order throughout • Study • Popular location • Three en-suite bedrooms • Large kitchen/diner to rear

Local information

Oxhey is a central location offering easy access to Watford with it's modern shopping facilities at the Intu shopping centre, which includes shops such as John Lewis, M&S and Debenhams. Watford town centre has recently had a redevelopment to include new restaurants such as Cote, The Florist and a new Cineworld complex.

Bushey Station is about half a mile away and provides access to London Euston in 20 mins (approx), the M1 motorway 2.5 miles and Northwood 2.5 miles where you can reach Baker Street in 30mins (approx).

There is a good selection of schools, both state and private, which include Watford Boys and Girls Grammar Schools, York House, Merchant Taylors, St Helens, St Margaret's, St Hilda's and Royal Masonic Girls School to name a few.

Green Lane is within close proximity to Oxhey Park and is within 2.5 miles of Cassiobury Park which has over 190 acres of open space and woodland with a range of sporting and recreational facilities. The River Gade and the Grand Union Canal also run through the park. Additionally you can find the The Grove Hotel and David Lloyd Sports Clubs located in Watford and Bushey respectively.

About this property

Situated in one of the area's most sought after addresses, 11A Green Lane benefits from being set well back from the road with an imposing and attractive frontage and enjoys extensive private forecourt parking. Internally the house is very spacious, well laid out and is presented in excellent decorative order.

The property is accessed through a storm porch with the front door which in turn leads to the extremely bright and spacious reception hallway. This is a real feature of the house providing a real sense of space upon entry with all the ground floor rooms situated off the entrance hallway. The kitchen/dining room is located to the rear of the property. It measures in excess of 25 ft. in width and has views and access to the rear garden. The kitchen is fitted with wood base and wall units with contrasting stone work surfaces. There is a peninsular island unit providing a degree of separation between the kitchen area and the dining area. The principal reception adjoins the kitchen and has double doors onto the rear garden. There is a feature fireplace and double doors providing access from the reception hallway. There is a downstairs study to the side which is currently used as a TV room. The utility room adjoins the kitchen and has a sink and access to the side. This room is spacious enough to be converted in a second/spice kitchen if



desired.

To the front there is another spacious room that could be used as a separate dining room/ home gym or TV room. The ground floor is complete with a guest cloakroom, an integral double garage that has access directly into the house and to the side and a spacious storage cupboard under the stairs.

To the first floor an extremely bright and spacious landing provides access to the first floor rooms. The principal bedroom is situated to the rear of the house with extensive built in wardrobes, views over the garden and a spacious en-suite bathroom benefitting from both bathtub and separate shower unit. Bedroom two is to the front of the property, again it is of great size, in excess of 15 ft. in length and also benefits from an en-suite shower room. Bedroom three has views to the rear, built in wardrobes and an en-suite shower room. Bedroom four adjoins bedroom three and is currently used as a study but makes another good size double bedroom with built in wardrobes. Bedroom five has extensive built in wardrobes. The stunning family bathroom is a real feature, with beautiful tiled floors and walls from the ever popular "Porcelanosa." There is a bathtub, separate shower unit, WC and basin as well as mood lighting. The first floor is complete with an airing cupboard that houses the water tank.

To the front is a block paved driveway providing off street parking for multiple cars and a lawn area with a variety of shrubs and plants that borders this. There is an integral double garage with up and over door.

Side pedestrian access leads to the rear garden with a flag stone patio area, extensive lawn with and high hedges and plants providing a significant amount of seclusion.

Tenure

Freehold

Local Authority

Watford Borough Council

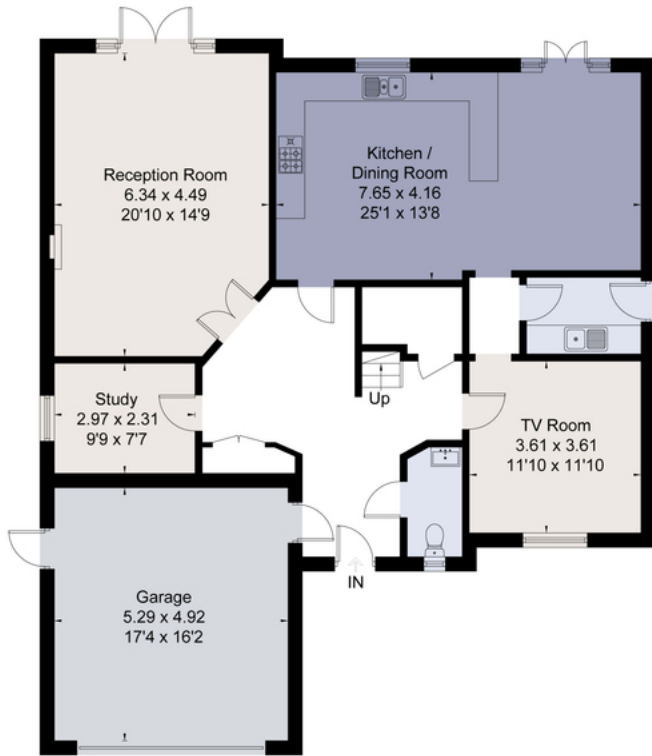
Viewing

Strictly by appointment with Savills

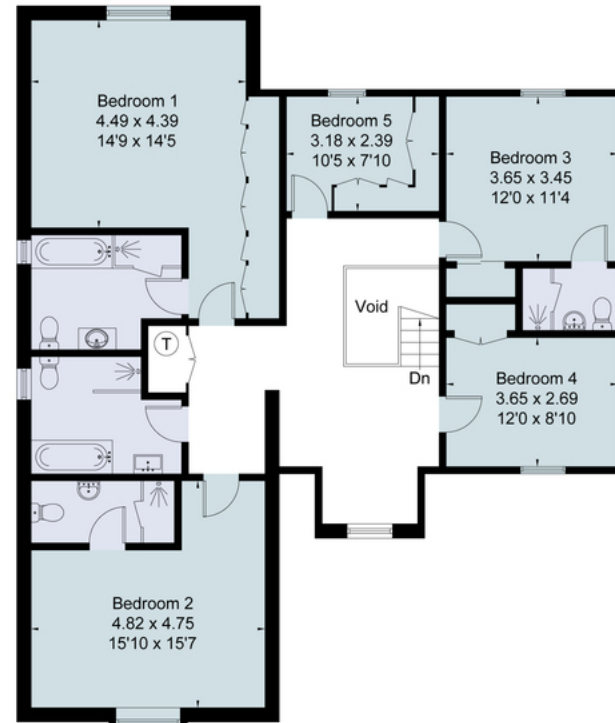




Approximate Area = 242.9 sq m / 2614 sq ft (Excluding Void)
 Garage = 26 sq m / 280 sq ft
 Total = 268.9 sq m / 2894 sq ft
 For identification only. Not to scale.
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Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | 70 | 77 |
| | EU Directive 2002/91/EC | |

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