



DETACHED HOME OF CHARACTER WITH PLOT OF ABOUT 0.21 ACRE.

LANTERN COTTAGE, 37 OXHEY ROAD,
WATFORD, HERTFORDSHIRE WD19 4QG

Price on Application Freehold

savills

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Plot of about 0.21 acre ♦ Potential to extend STPP ♦ Gated entrance ♦ Flexible living accommodation ♦ Car port ♦ Garage ♦ Four bedrms ♦ EPC rating = E

Situation

Oxhey is a central location offering easy access to Watford, M1 motorway 2,5 miles, Northwood 2.5 miles, (Baker Street 30mins) Bushey within 0.5 of a mile, (Euston 20mins). Oxhey offers schooling for all ages in the area along with modern shopping facilities at the Intu shopping centre at Watford.

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

Description

An attractive 1920's built detached home of character situated behind a wall with gated entrance and set within a good sized plot of about 0.21 of an acre with a rear garden that extends to about 117'.

The property provides flexible living accommodation arranged over two floors and although is in need of some updating offers great potential for improvement and enlargement subject to the usual planning consents.

To the ground floor the house features two reception rooms including a sitting room with double aspect, bay window and feature brick fireplace.

The dining room opens to both the kitchen and a sitting area that has double doors opening to a conservatory which in turn has double doors opening to the rear garden. Off the kitchen there is a utility/shower room.

The ground floor accommodation is completed by a cloakroom and double bedroom with a range of fitted wardrobes and en suite toilet with wash hand basin. To the first floor there are three further bedrooms and a bathroom.

To the front the property is accessed by a shingle driveway that provides off street parking for a number of cars and leads to a car port and garage.

To the rear the garden extends to a depth of about 117' with a patio leading to an expanse of lawn bordered by a wide variety of shrubs, plants and trees that provides a high degree of privacy.



Tenure:

Freehold

Local Authority:

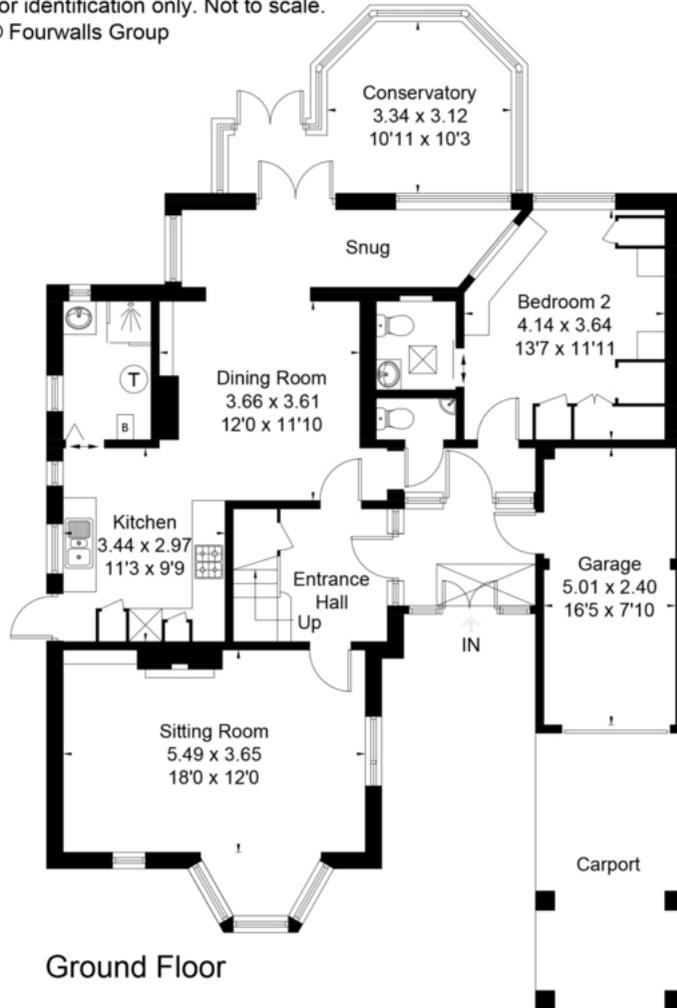
Watford Borough Council

Viewing:

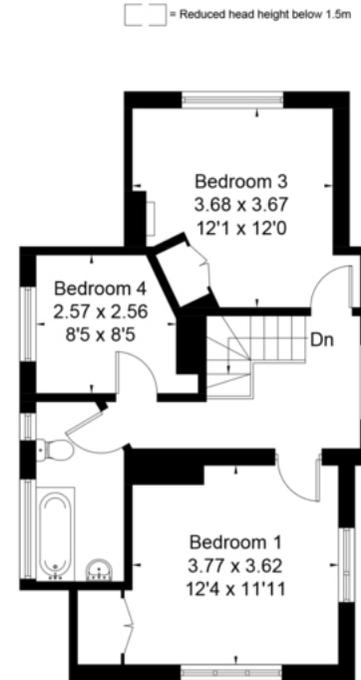
Strictly by appointment with Savills



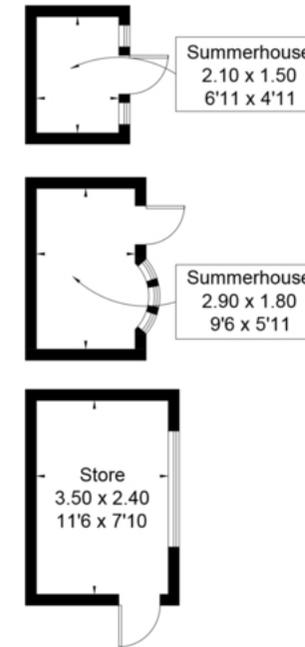
Approximate IPMS2 Floor Area = 156.7 sq m / 1687 sq ft
 Garage = 12 sq m / 129 sq ft
 Limited Use Area = 3.8 sq m / 41 sq ft
 Outbuildings = 16.9 sq m / 182 sq ft
 For identification only. Not to scale.
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Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Outbuildings

Savills Northwood
 northwood@savills.com
 01923 824225

savills.co.uk

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	