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**OAKDENE ROAD  
WATFORD HERTS  
WD24 6RN**

**\* 3 BEDROOMS \* LOUNGE \* KITCHEN/BREAKFAST ROOM \*  
\* LARGE CONSERVATORY EXTENSION \* LARGE 4 PIECE BATHROOM SUITE \*  
\* DOUBLE GLAZING \***

This SPACIOUS and EXTENDED 3 bedroom semi-detached house is ideally situated for a choice of local schools, bus services and supermarkets as well as being within a short distance of accessing major road links including the M1, M25 and A41. Oakdene Road is situated within a pleasant residential area of North Watford and features include a LARGE CONSERVATORY EXTENSION, KITCHEN/BREAKFAST ROOM and approximately 100' SOUTH FACING garden!

**OFFERS OVER £399,950 ... FREEHOLD**

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## ENCLOSED PORCHWAY WITH INNER FRONT DOOR

### HALLWAY

Radiator. Under stairs store cupboards. Electric meter cupboard. Stairs to landing. Side aspect double glazing.

### RECEPTION ROOM

11' 0" x 15' 7" (3.35m x 4.75m)

Front aspect double glazed bay window. Feature real flame electric fireplace with surround and hearth. Radiator. TV aerial point. French doors to kitchen/breakfast room.



### KITCHEN/BREAKFAST ROOM

16' 8" x 8' 0" (5.08m x 2.44m)

Comprising a range of wall and base level units with marble effect laminated work top surfaces. One and half bowl sink unit with mixer taps. Integrated double oven and 4 ring hob with overhead extractor hood. Plumbed and a washing machine and dishwasher. Space for a large fridge/freezer. Spot lit ceiling.



### CONSERVATORY

14' 10" x 12' 5" (4.52m x 3.78m)

Laminated flooring. Power and light. Radiator. TV point.



### **BEDROOM 1**

11' 8" x 10' 6" (3.56m x 3.2m)

Rear aspect double glazing. Fitted wardrobes with matching dressing table offering ample storage and hanging space. TV point.



### **BEDROOM 2**

10' 2" x 10' 0" (3.1m x 3.05m)

Front aspect double glazing. Radiator. TV point.



### **BEDROOM 3**

7' 2" x 6' 6" (2.18m x 1.98m)

Front aspect double glazing. Radiator.



### **BATHROOM**

A fully tiled 4 piece suite comprises of a panel enclosed bath with hand shower attachment. Independent fully tiled shower cubicle. Low level WC. Wash hand basin. Radiator. Spot lit ceiling. Rear aspect frosted double glazing.



## **REAR GARDEN**

Extends approximately 90'. Mainly laid to lawn with a variety of mature trees, shrubs and flower beds. Patio area. Water feature. Two timber store sheds with adjacent canopy covered store area. Gated side access. South facing.

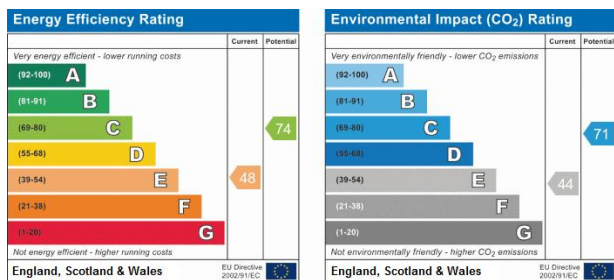


## **REAR GARDEN**



## **FRONTAGE**

Block paved off street parking for 2 cars.



## 📞 VIEWING BY APPOINTMENT THROUGH CLAYTONS 01923 677755

**NB** 1) We have not tested any appliances and/or services mentioned in these property particulars and do not intend to imply they are in full working order. Photographs are for illustrative purposes only and may show items that are not included in the sale of this property. 2) Due to Money Laundering Regulations 2003 we will ask all prospective purchasers for identification. 3) Buyers should seek verification from their solicitor about the legal title of this property.

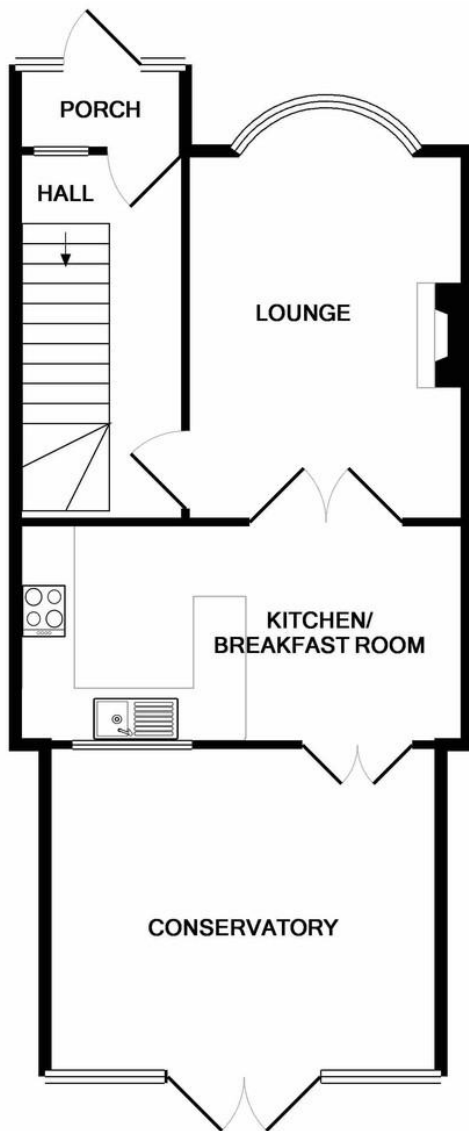
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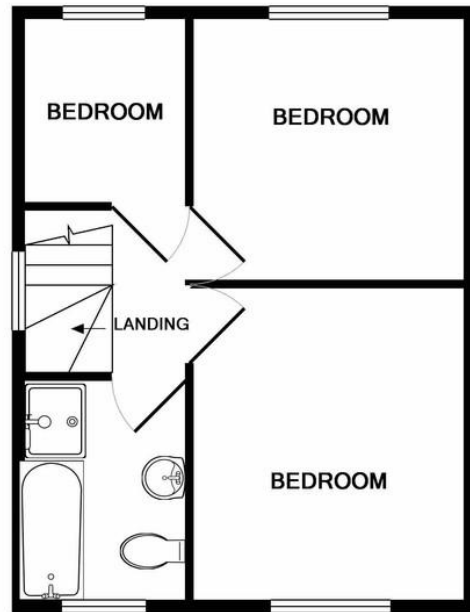
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GROUND FLOOR  
APPROX. FLOOR  
AREA 595 SQ.FT.  
(55.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 379 SQ.FT.  
(35.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 974 SQ.FT. (90.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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