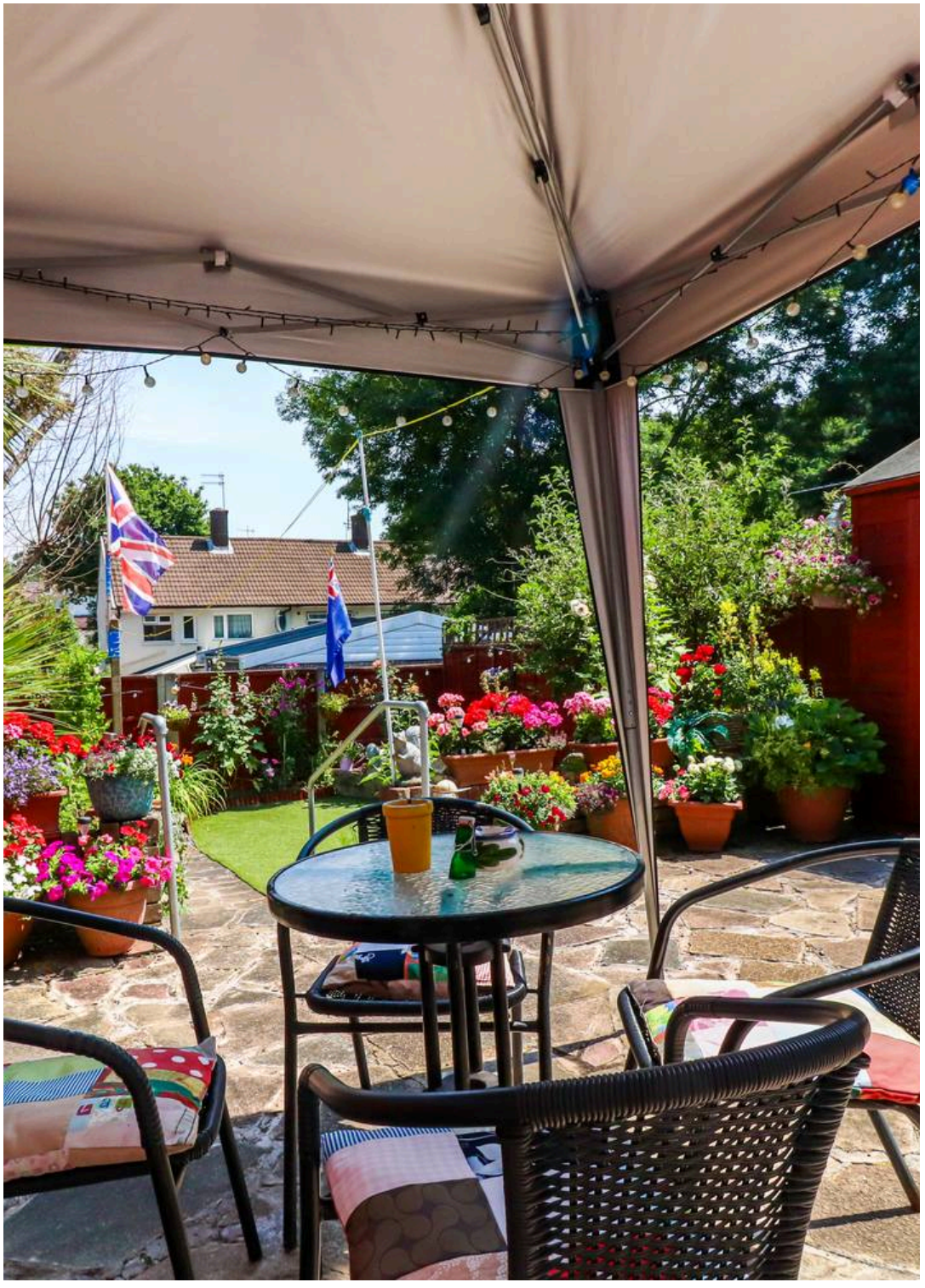


Longcliffe Path, Watford

Guide Price £425,000

proffitt & holt



Longcliffe Path

Watford

This well-presented three bedroom terraced house offers a comfortable and welcoming living environment, ideally positioned opposite a large woodland and within easy reach of local amenities.

The property features a spacious kitchen-dining room (perfect for family meals and entertaining), complemented by a bright and inviting living area. Upstairs, three generously sized bedrooms provide ample accommodation for families or those needing flexible work-from-home space.

Additional benefits include a side access with flying freehold above, offering practical entry and storage solutions.

The home is located just a 30 minute walk from Moor Park tube station, providing excellent transport links for commuters. Residents will appreciate the proximity to playing fields and parkland, which are ideal for leisure activities and relaxation.

With its thoughtful layout, and sought-after location, this property represents an excellent opportunity for buyers seeking a blend of comfort and convenience in a tranquil setting.







Longcliffe Path

Watford

South Oxhey is served by London Overground (Lioness Line) rail services from Carpenders Park railway station. Trains run from Watford Junction to London Euston every 20 minutes (every 30 minutes in the evenings) in either direction.

South Oxhey is a suburban settlement, located south of Watford. The suburb was built on land that was formerly part of the estate of Oxhey Place, an estate dating back to Elizabethan times. Oxhey Woods is 98 hectares and a Local Nature Reserve in South Oxhey with some areas dating back to the last Ice Age and the range of habitats make it an important ecological site.

- Three Double Bedrooms
- Kitchen-Dining Room
- Landscaped Garden
- Side Access with Flying Freehold
- 30-Minute Walk from Moor Park Metropolitan Line Station
- Close to Playing Fields and Parkland
- Situated Opposite a Large Woodland



General Information

EPC - Energy Efficiency Rating: C

EPC – Environmental Impact Rating: C

Council Tax Band: D

Tenure: Freehold

Services

Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

For broadband and mobile speeds see:

https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/

Fixtures and Fittings

All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.


beko







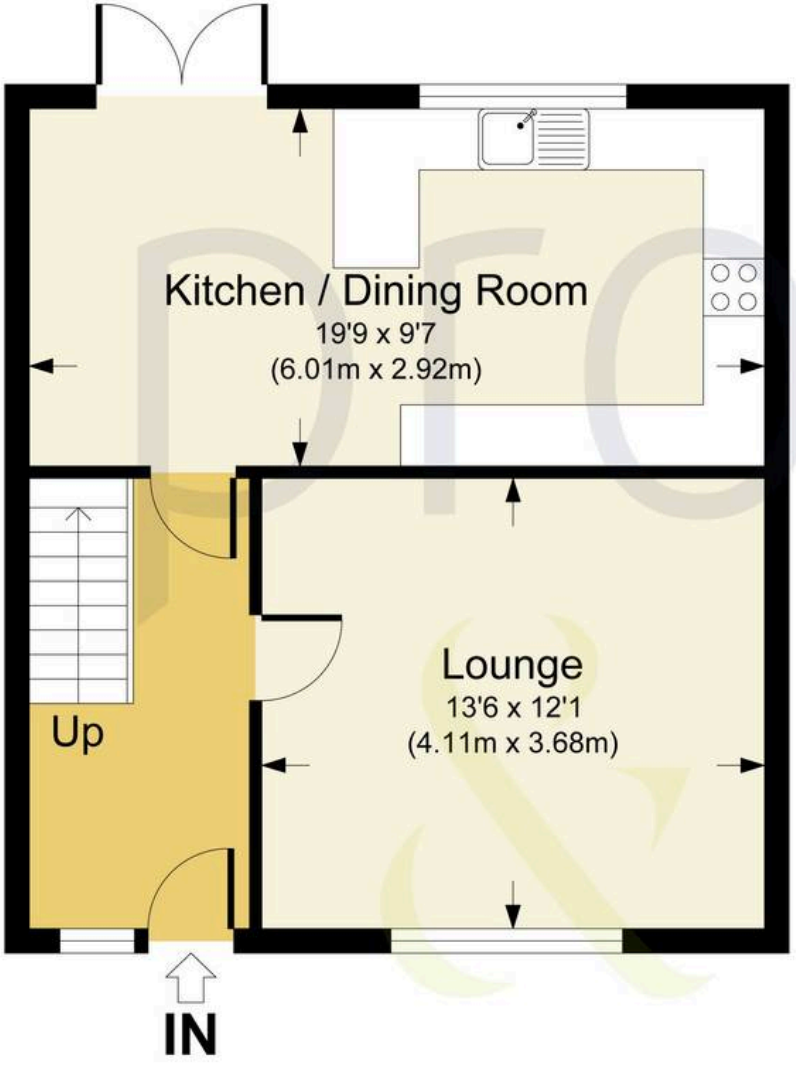




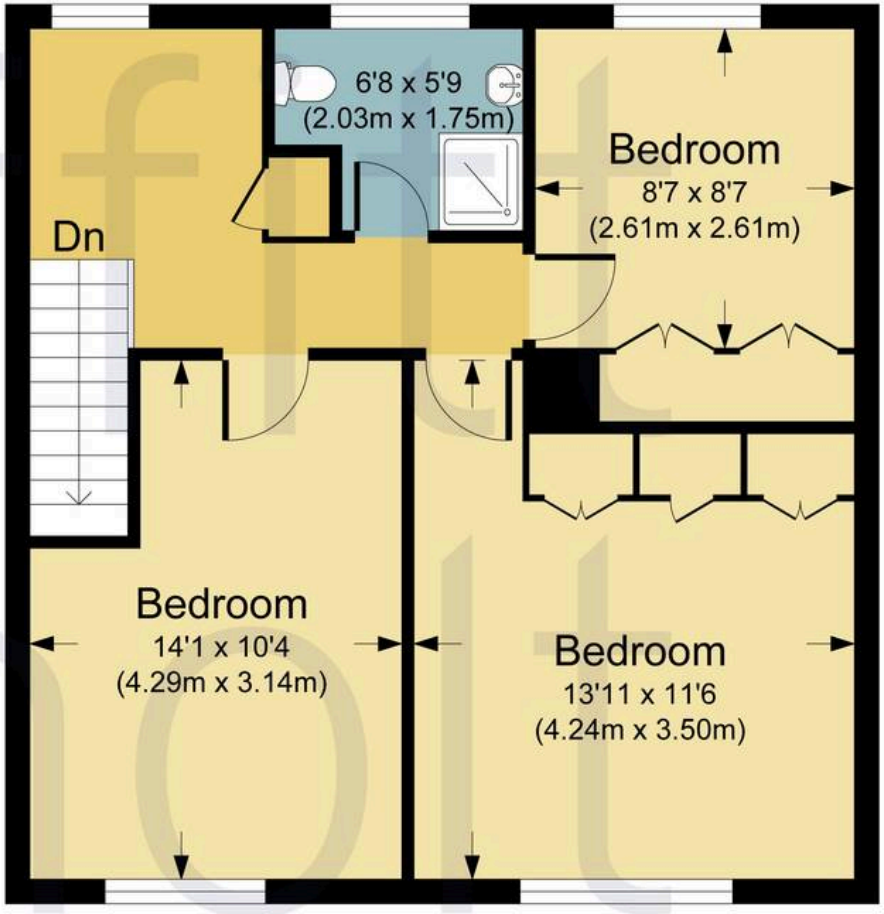




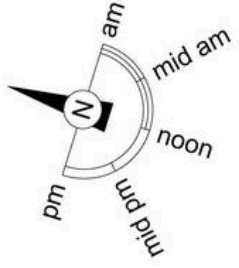




Ground Floor



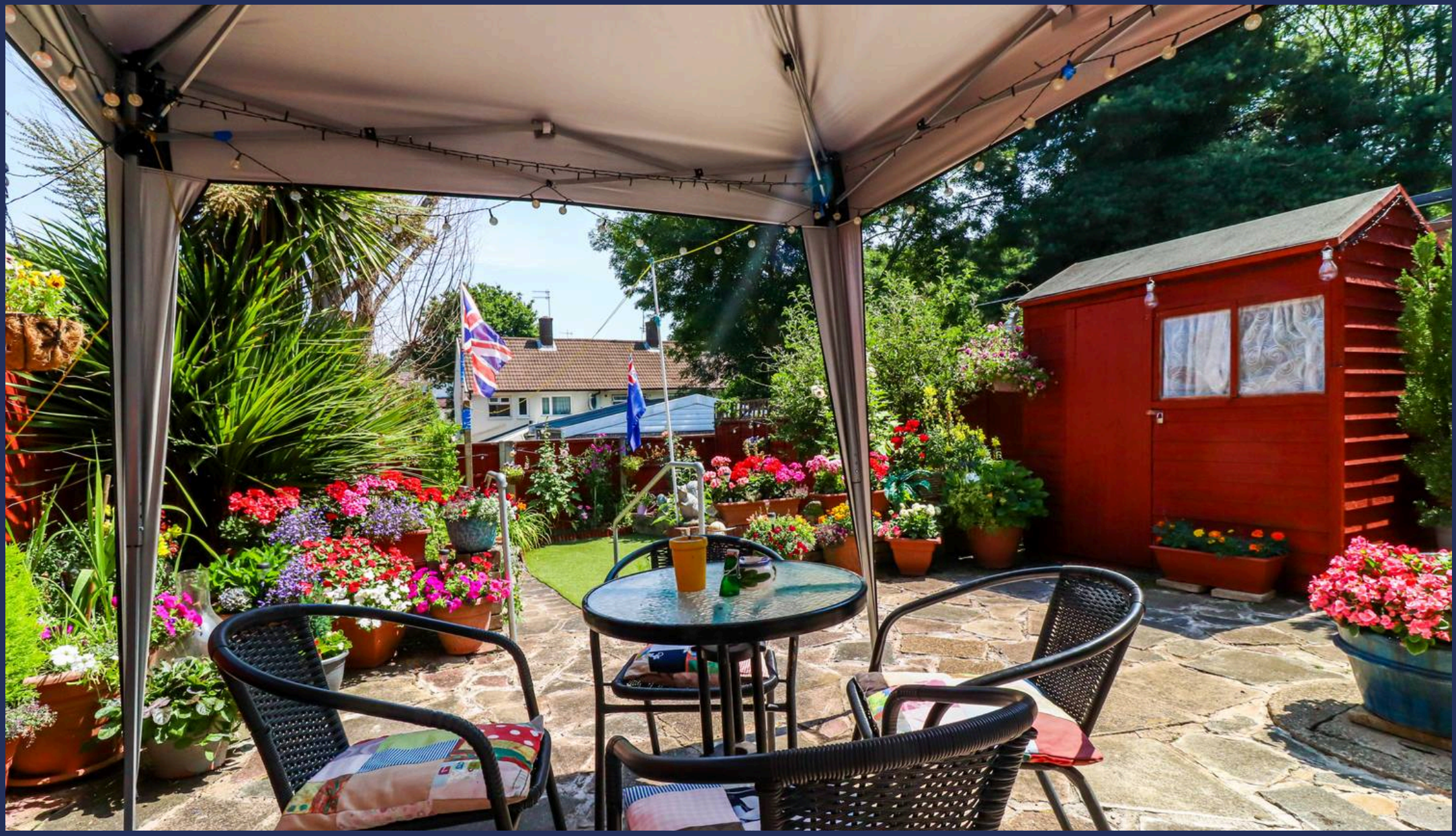
First Floor



LONGCLIFFE WALK, WD19

APPROX. GROSS INTERNAL FLOOR AREA 937.64 SQ FT / 87.11 SQ M

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Proffitt & Holt - Watford

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