



**BENJAMIN  
STEVENS.**  
estate agents



**Kingsfield Road, Oxhey WD19 4PR**

**£1,500 PCM**

Situated within a short walk of Bushey Mainline Station we are pleased to offer for rent this two bedroom first floor flat. Available now on an unfurnished basis the property benefits from a shower room, fitted wardrobes to bedroom one, double glazing and gas central heating.

To arrange a viewing please call us on 020 3271 0111

## Kingsfield Road, Oxhey WD19 4PR

### Communal Entrance:

Stairs to first floor

### Entrance Hall:

Carpeted, radiator

### Living Room: 15'10" x 12'3" (4.83m x 3.73m)

Double glazed window, radiator, carpeted, fireplace feature (not in use), shelves either side of the fireplace

### Kitchen: 12'0" x 8'10" (3.66m x 2.69m)

Range of fitted wall and base units, electric hob with extractor over, electric oven, fridge freezer, washing machine, wall mounted boiler, double glazed window, meter and storage cupboard

### Bedroom One: 12'11 x 12'3 (3.94m x 3.73m)

Fitted wardrobes, double glazed window, carpeted, radiator

### Bedroom Two: 8'1" x 11'9" (2.46m x 3.58m)

Double glazed window, carpeted, radiator

### Shower Room: 5'10" x 8'10" (1.78m x 2.69m)

Three piece suite comprising shower cubicle, wash hand basin with storage under, low level wc, heated towel rail, double glazed window, tiled walls

### Council Tax:

Watford Council Tax Band C £1,743.87 2021/2022

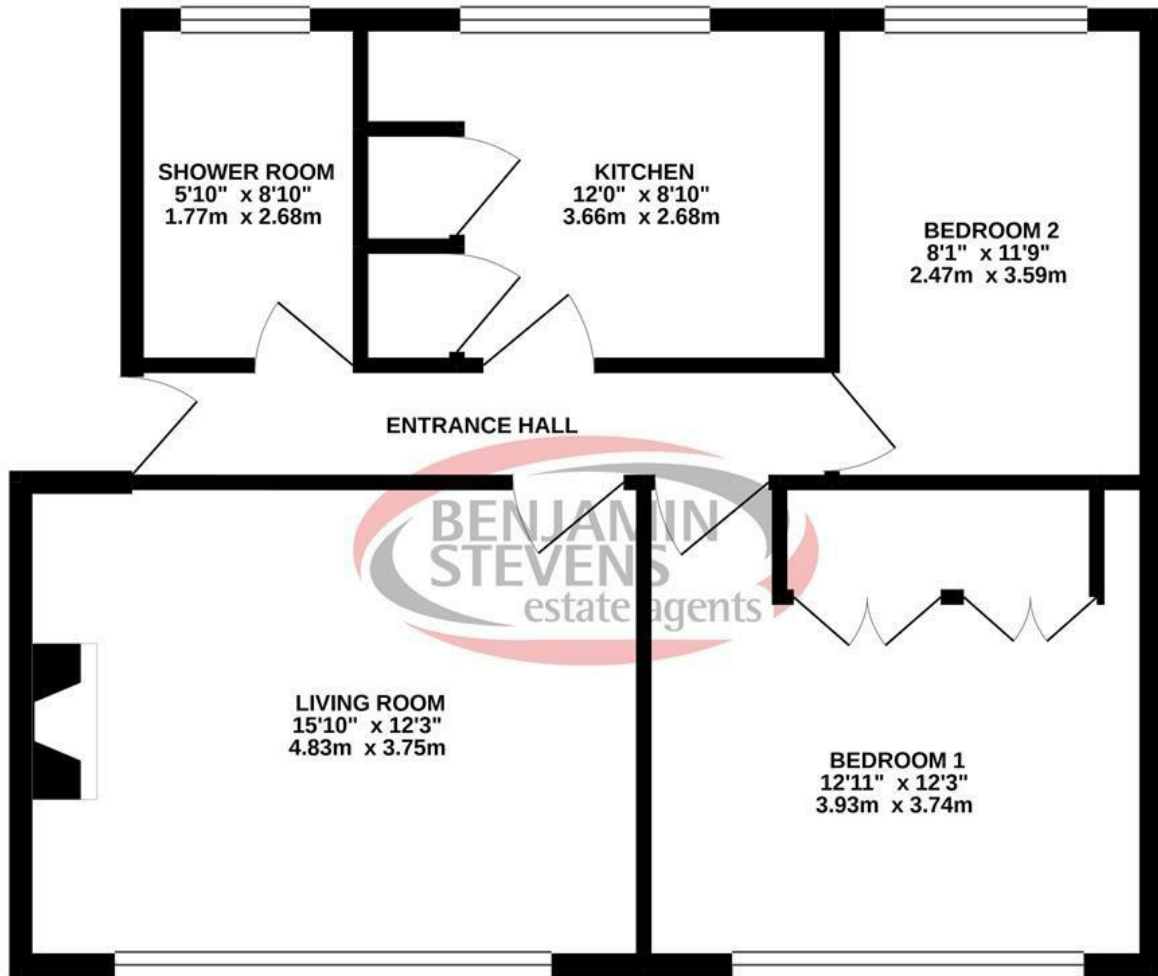
### Parking

Residents Parking Permit Monday to Friday 10am - 12pm  
First Permit - £25, second permit - £55 according to Watford Council website. Applicants are advised to double check this information with Watford Council.



# FIRST FLOOR

652 sq.ft. (60.6 sq.m.) approx.



TOTAL FLOOR AREA : 652 sq.ft. (60.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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