



5 Sherwoods Road, Oxhey, WD19 4AY

Price £1,100,000 Freehold

4  3 

 ChurchillsBushey





Price £1,100,000

5 Sherwoods Road, Oxhey, Watford, Hertfordshire, WD19 4AY

- Extended 4 Bedroom Detached Family Home
- Spacious Living Accommodation
- Two Bedrooms With Ensuites
- Gas Central Heating/ Double Glazing
- Front & Rear Gardens
- Off Street Parking
- Sought After Location - Close To Bushey Station
- Energy Rating: D

This extended 4 bedroom detached family home offers generous and versatile living space, ideal for modern family life.

The property features an entrance porch leading into an entrance hall, a convenient cloakroom, three spacious reception rooms, a separate study, and a well appointed kitchen/dining room, complemented by a separate utility room. Upstairs, there are four well proportioned bedrooms, including a main bedroom that benefits from both an en-suite shower room and a walk-in wardrobe. A second bedroom also features an en-suite shower room, and there is a family bathroom to serve the remaining rooms. The home is enhanced by gas central heating and attractive double glazed leaded light windows. Externally, the property boasts both front and rear gardens and provides off street parking at the front.

Located in a highly sought after area within walking distance of Bushey mainline station, this desirable home is offered for sale with no upper chain.















#### ENTRANCE PORCH

Tiled floor, stained glass window

#### ENTRANCE HALL

Leaded light window, wood flooring, staircase to the first floor with cupboard under

#### CLOAKROOM

Laminate wood flooring, low flush wc, wash hand basin, extractor fan

#### STUDY 12'9" (3.89m) x 6'2" (1.88m)

Double glazed leaded light window to the front aspect, laminate wood flooring

#### RECEPTION ROOM 1 15'2" (4.62m) x 13'0" (3.96m)

Double glazed windows to the front bay, attractive fireplace feature with shelving and cupboards to alcoves, decorative ceiling rose

#### RECEPTION ROOM 2 15'0" (4.57m) x 11'3" (3.43m)

Wood flooring, fireplace feature, decorative ceiling rose, open plan to

#### RECEPTION ROOM 3 21'7" (6.58m) x 10'11" (3.33m)

Wood flooring, decorative ceiling roses, 2 sets of double glazed patio doors leading on to the garden, open plan to

#### KITCHEN/ DINING ROOM 16'5" (5m) x 11'8" (3.56m)

Range of wall and base units, working surfaces incorporating a breakfast bar. sink unit with drainer, space for Rangemaster with extractor chimney hood over, fitted fridge and freezer, ample space for dining table

#### UTILITY ROOM 12'7" (3.84m) x 6'1" (1.85m)

Wall and base units, working surfaces, plumbing for dishwasher and washing machine, tiled floor, double glazed leaded light window to the rear aspect, double glazed door leading to the outside

#### FIRST FLOOR LANDING

Leaded light window to the side aspect, access to the loft housing the boiler, airing cupboard housing lagged hot water cylinder

#### BEDROOM 1 13'0" (3.96m) x 11'10" (3.61m)

Double glazed leaded light window to the front aspect, fitted wardrobe cupboards, bed recess, door to walk in wardrobe, door to

#### ENSUITE SHOWER ROOM

Large shower cubicle, vanity unit incorporating wash hand basin with cupboard under, mirrored wall cabinet, low flush wc, inset spot lights, tiled walls, vinyl flooring, double glazed leaded light window to the side aspect

#### BEDROOM 2 16'3" (4.95m) x 11'0" (3.35m)

Double glazed leaded light window to the rear aspect, door to

#### ENSUITE SHOWER ROOM

Shower cubicle, low flush wc, vanity unit incorporating wash hand basin with cupboard under, large fitted wall mirror, tiled walls, vinyl flooring, extractor fan

#### BEDROOM 3 16'0" (4.88m) x 13'2" (4.01m)

Double glazed leaded light window to the rear and side aspect

#### BEDROOM 4 11'0" (3.35m) x 8'5" (2.57m)

Double glazed leaded light window to the rear aspect

#### FAMILY BATHROOM

Fitted bath with hand held shower attachment, low flush wc, vanity unit incorporating wash hand basin with cupboard under, shower cubicle, tiled walls, vinyl flooring, double glazed leaded light window to the front aspect

## OUTSIDE

### FRONT GARDEN

Lawn area

### REAR GARDEN

Paved patio area, raised borders, steps up to lawn area with trees and mature shrubs, outside tap

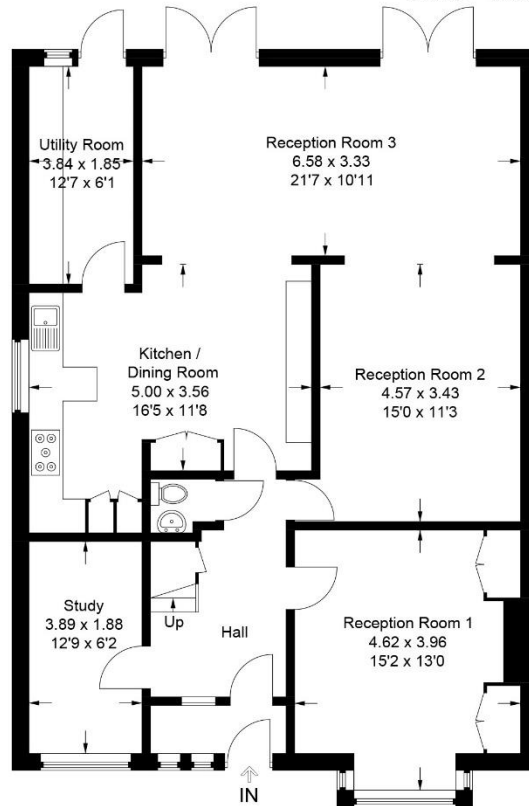
### OFF STREET PARKING

Via own block paved driveway to the front of the property

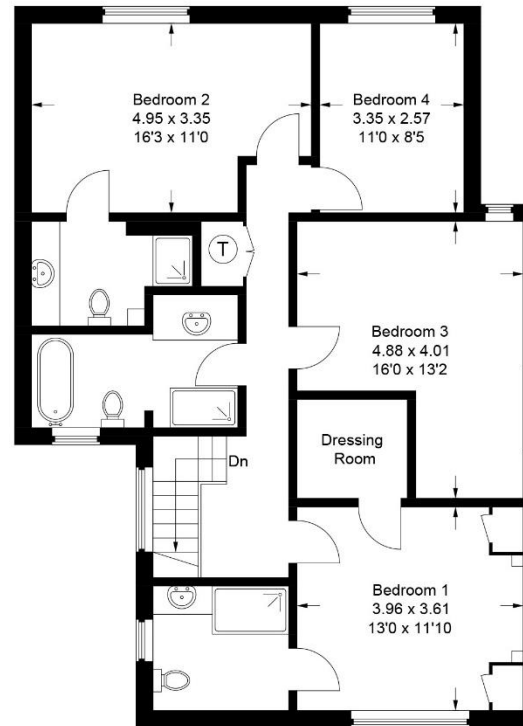
### COUNCIL TAX

Watford Borough Council, Tax Band F, £3384.89 2025/2026

Approximate Gross Internal Area  
 Ground Floor = 107.6 sq m / 1,158 sq ft  
 First Floor = 91.3 sq m / 983 sq ft  
 Total = 198.9 sq m / 2,141 sq ft



**Ground Floor**

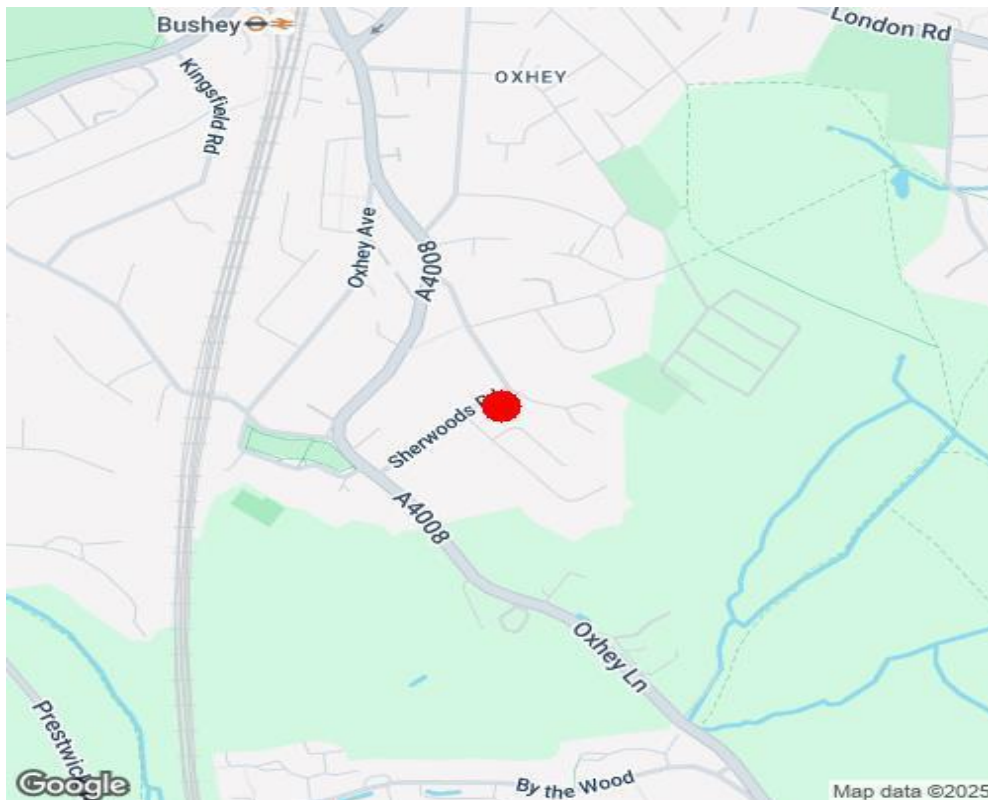
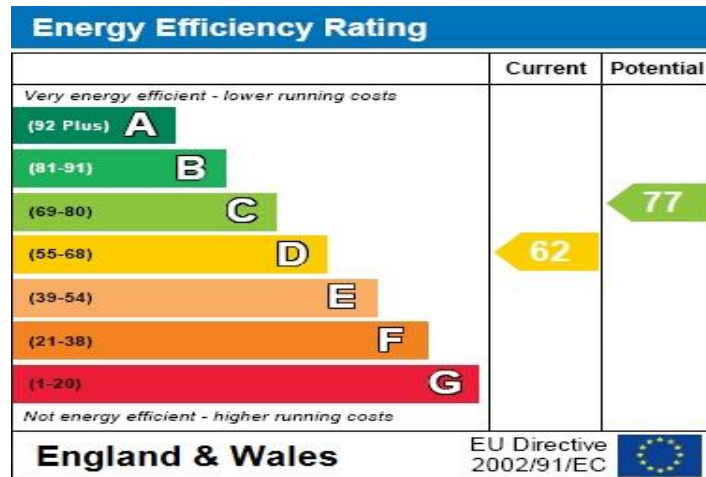


**First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

© CJ Property Marketing Ltd Produced for Churchills





Part of the **F** fairfield family



Churchills Bushey  
72 High Street, Bushey, Hertfordshire, WD23 3HE

T: 020 8950 0033

[property@churchillsbushey.co.uk](mailto:property@churchillsbushey.co.uk)

<https://www.churchillsbushey.co.uk>

#### Important Notice:

We have prepared these particulars as a general guide of the property and they are not intended to constitute part of an offer or contract. We have not carried out a detailed survey of the property and we have not tested any apparatus, fixtures, fittings, or services. All measurements and floorplans are approximate, and photographs are for guidance only, and these should not be relied upon for the purchase of carpets or any other fixtures or fittings.

Lease details, service charges and ground rent (where applicable) have been provided by the client and should be checked and confirmed by your solicitor prior to exchange of contracts.