



12 Watford Heath, Watford Heath, WD19 4EU

Price £899,950 Freehold

4  2 

 ChurchillsBushey



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Watford WD19 4EU

- Modern 4 Bed 2 Bath Detached house
- Well Maintained Throughout
- 2 Separate Reception Rooms
- Kitchen/Breakfast Room
- Bed 1 With Ensuite
- Garage and Off Street Parking
- Rear Garden With 18` Studio/Office
- Energy rating: D

A MODERN 4 BEDROOM 2 BATHROOM DETACHED FAMILY HOME WELL PRESENTED THROUGHOUT, ENTRANCE HALL, CLOAKROOM, LIVING ROOM & DINING ROOM, KITCHEN/ BREAKFAST ROOM, BEDROOM 1 WITH ENSUITE SHOWER ROOM, 3 FURTHER BEDROOMS, FAMILY BATHROOM, GAS CENTRAL HEATING, DOUBLE GLAZING, WELL MAINTAINED REAR GARDEN WITH 18FT STUDIO/ OFFICE, INTEGRAL GARAGE & OFF STREET PARKING FOR 2 CARS, SOUGHT AFTER RESIDENTIAL LOCATION, SITUATED CLOSE TO BUSHEY MAINLINE STATION







ENTRANCE HALL

Solid wood flooring, staircase to the first floor with cupboard under, door to garage

CLOAKROOM

Low flush wc, wash hand basin, solid wood flooring, part tiled walls, double glazed window to the side

LIVING ROOM

Double aspect room with double glazed windows to the front bay and double glazed windows to the side, attractive fire place feature, solid wood flooring

DINING ROOM

Double aspect room with double glazed windows to side and rear, solid wood flooring

KITCHEN/ BREAKFAST ROOM

Range of base units and matching wall cupboards, working surfaces with inset sink unit and mixer tap, range cooker with extractor hood over, built-in dishwasher, washing machine and fridge/freezer, part tiled walls, inset spotlights, solid wood flooring, double glazed windows to the side bay and double glazed window to the rear, double glazed door to outside

FIRST FLOOR LANDING

Access to loft space, double glazed windows

BEDROOM 1

Range of fitted furniture including wardrobe cupboards, chest of drawers and dressing table, ceiling fan, double glazed windows to the front bay, door to

EN-SUITE BATHROOM

Panelled bath with independent shower over, low flush wc, wash hand basin with pedestal, part tiled walls, double glazed window to the side

BEDROOM 2

Double aspect room with double glazed windows to the rear and side

BEDROOM 3

Double glazed windows to the front

BEDROOM 4

Double glazed window to the rear

FAMILY BATHROOM

Modern white suite comprising panelled bath with mixer taps and independent shower over, shower screen, back to wall wc and bidet, wash hand basin with cupboards under, tiled walls, chrome ladder radiator, double glazed window to the side

GARAGE

Up and over door to the front, light and power, plumbing for washing machine, single door into hallway

OUTSIDE

REAR GARDEN

Lawn and borders, large water feature

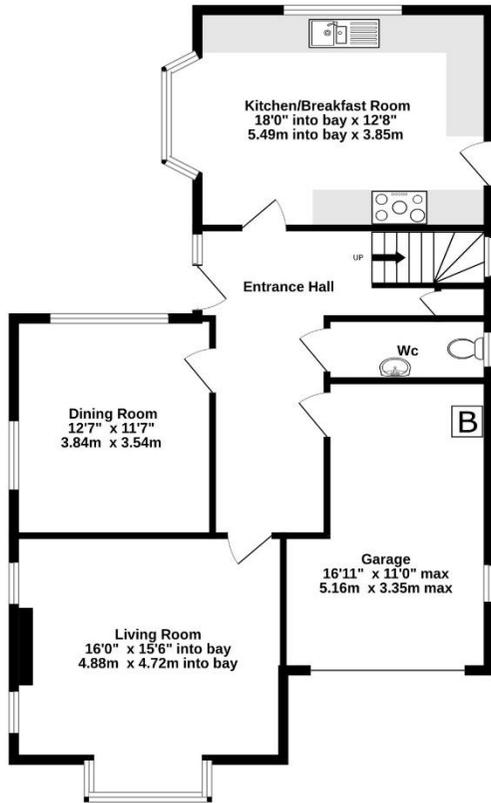
GARDEN STUDIO/ OFFICE

Double doors to the front, double glazed windows, vaulted ceiling, laminate wood flooring, slate roof

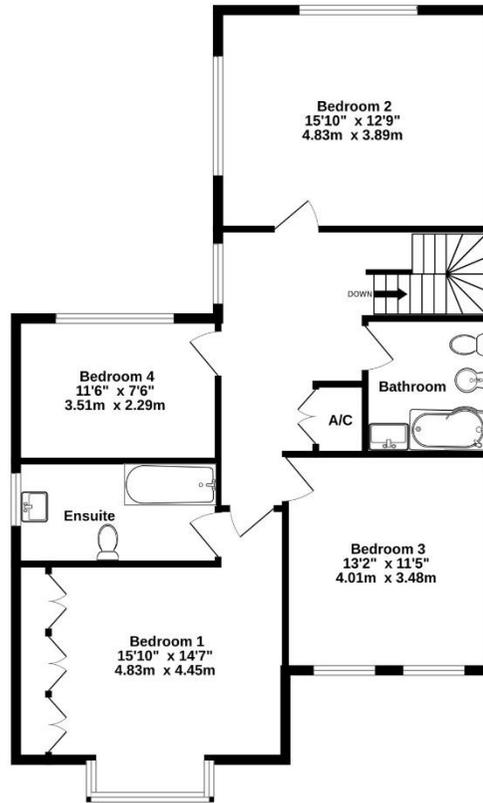
COUNCIL TAX

Watford Borough Council Tax Band F £3230.21 2024/2025

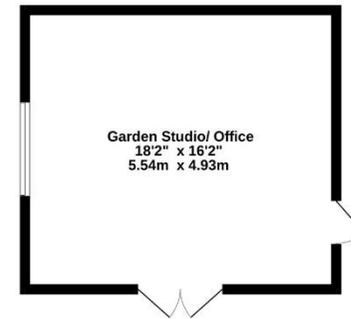
Ground Floor



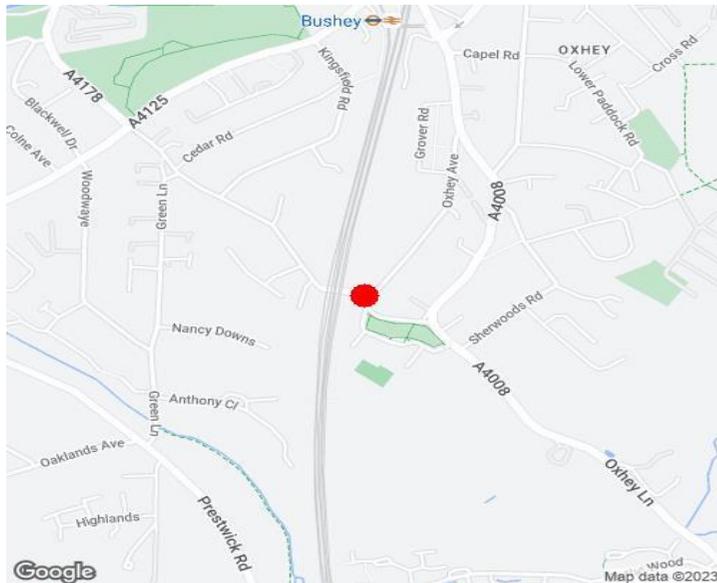
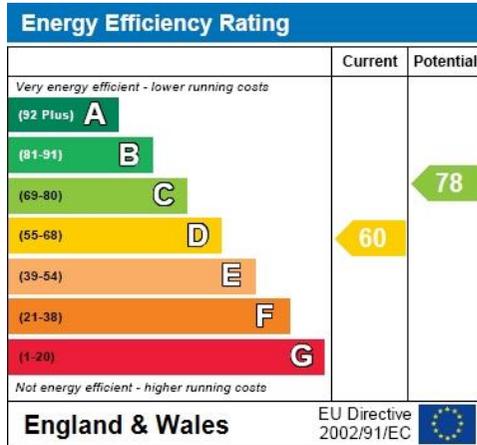
1st Floor



Outbuilding



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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Important Notice:

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.