



20 Lower Paddock Road, Oxhey Village, WD19 4DS

A SPACIOUS 3 BEDROOM END OF TERRACE COTTAGE
ENTRANCE HALL
LIVING ROOM & DINING ROOM
KITCHEN
MODERN GROUND FLOOR SHOWER ROOM
ALL 3 BEDROOMS OFF FIRST FLOOR LANDING
GAS CENTRAL HEATING & DOUBLE GLAZING
PRETTY COURTYARD REAR GARDEN
SOUGHT AFTER LOCATION IN OXHEY VILLAGE
CLOSE TO BUSHEY MAINLINE STATION
OFFERED FOR SALE WITH NO UPPER CHAIN

Price £467,000 Freehold

Colin Pearce FNAEA

Over 70 Years Combined Experience in Residential Estate Agency

John Slager FNAEA

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www.churchillsbushey.co.uk

These particulars are believed to be materially correct though their accuracy is not guaranteed and they do not form part of any contract

ENTRANCE HALL

Double glazed front door, glazed door to living room

LIVING ROOM

13'5" (4.09m) x 9'6" (2.9m)
Double glazed windows to the front bay, archway to dining room



DINING ROOM

12'8" (3.86m) x 11'5" (3.48m)
Double glazed window to the rear, door to the lobby and kitchen



LOBBY

Staircase to the first floor, open to the kitchen

KITCHEN

8'5" (2.57m) x 4'0" (1.22m)
Base units and matching wall cupboards working surfaces with inset sink unit, electric oven and hob, space for fridge/freezer and plumbing for washing machine, wall mounted gas fired boiler, double glazed window to the side, open to further lobby



LOBBY

Double glazed door to the garden and door to ground floor shower room

SHOWER ROOM

7'3" (2.21m) x 5'0" (1.52m)
Modern white suite with double sized shower cubicle, low flush wc, wash hand basin, tiled floor, inset spotlights, double glazed window to the side



FIRST FLOOR LANDING

Access to loft space, storage cupboard

BEDROOM 1

12'5" (3.78m) x 11'9" (3.58m)
Double glazed windows to the front

BEDROOM 2

11'6" (3.51m) x 9'10" (3m)
Double glazed window to the rear

BEDROOM 3

10'4" (3.15m) x 8'4" (2.54m)
Double glazed window to the rear

OUTSIDE

REAR GARDEN

40ft approx. Pretty cottage style rear garden, paved with shrubs, outside tap and lighting

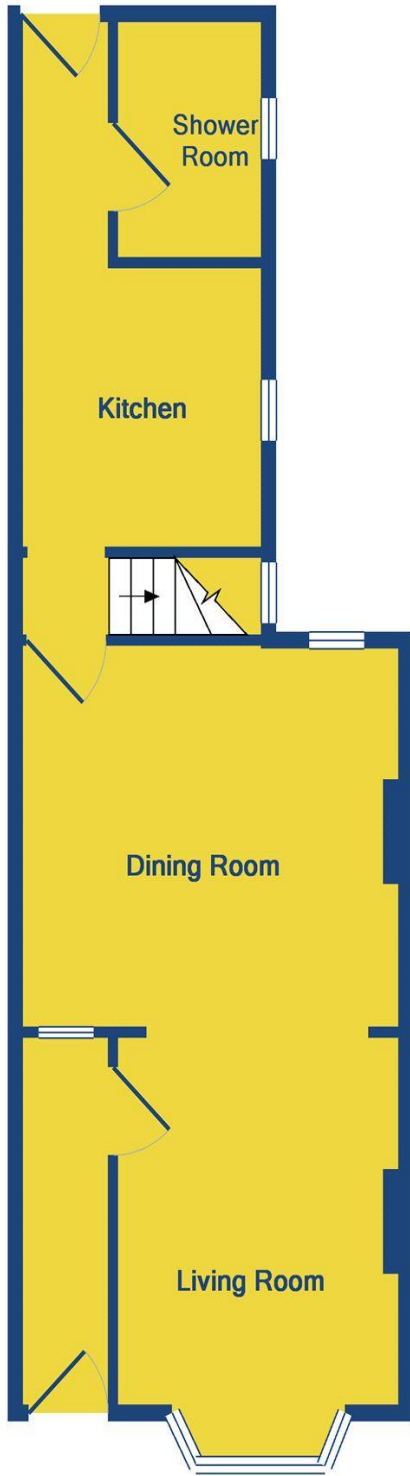
COUNCIL TAX

Watford Borough Council Tax
Band D £1886.00 (2020-2021)





FLOORPLAN



Ground Floor
Approx. Floor
Area 435 Sq.Ft.
(40.4 Sq.M.)



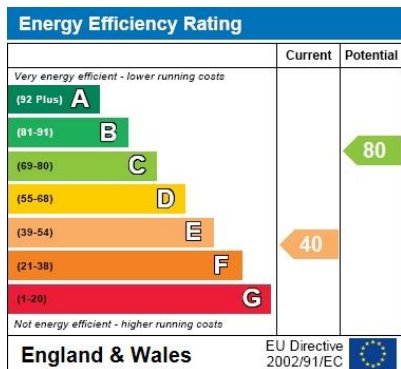
1st Floor
Approx. Floor
Area 412 Sq.Ft.
(38.3 Sq.M.)

Total Approx. Floor Area 847 Sq.Ft. (78.7 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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**ENERGY PERFORMANCE
GRAPH**



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