



54 King Edward Road, Oxhey Village, WD19 4DL

Price £650,000 Freehold

4  2 

 ChurchillsBushey





Price £650,000

**54 King Edward Road, Oxhey Village, Watford,  
Hertfordshire, WD19 4DL**

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- An Extended 4 Bedroom 2 Bathroom Terraced House
- Tastefully Decorated Throughout
- Situated in Oxhey Village
- Modern Kitchen & Bathrooms
- Main Bedroom With Ensuite Shower Room
- Gas Central Heating, / Double Glazed Sash Windows
- Easy Reach Of Bushey Main Line Station
- Energy Rating: D

This extended 4 bedroom, 2 bathroom family home, built in the early 1900s is tastefully presented throughout, offering a blend of modern style and practicality.

The ground floor features an entrance hall leading to a spacious living and dining area, perfect for family gatherings and entertaining. The modern 14ft kitchen/ breakfast is well equipped with ample storage and workspace. On the first floor, there are 3 well proportioned bedrooms and a stylish family bathroom. The second floor boasts a loft conversion, creating a spacious main bedroom with a modern ensuite shower room. The property benefits from gas central heating and double glazed sash windows, ensuring warmth and energy efficiency. Outside, the south facing rear garden provides a private outdoor space for relaxation.

Situated in a sought after residential area of Oxhey Village, the home offers residents` permit parking and is conveniently located within easy reach of Bushey Main Line Station (providing quick & direct access to London Euston), shops, schools, and the open green spaces of Attenborough Fields.











ENTRANCE HALL

Laminate wood flooring, staircase to the first floor, inset spotlights

LIVING/ DINING ROOM 25'0" (7.62m) Into Bay x 10'0" (3.05m)

Double glazed windows to front bay, attractive fire place feature, laminate wood flooring, decorative covings, inset spotlights, double glazed sash window to the rear aspect, storage cupboard

KITCHEN/ BREAKFAST ROOM 14'7" (4.45m) x 8'0" (2.44m)

Range of wall and base units, granite working surfaces with inset sink unit, breakfast bar, range cooker with stainless steel extractor chimney over, integrated dishwasher and washer/ dryer machine, space for fridge/freezer, inset spotlights, cupboard housing gas fired central heating boiler, tiled floor, double glazed window to the side aspect, double glazed window and door leading on to the garden

FIRST FLOOR LANDING

Staircase to the second floor, inset spotlights

BEDROOM 2 13'1" (3.99m) Into Bay x 13'1" (3.99m)

Double glazed windows to the front bay, laminate wood flooring, fitted wardrobe cupboards

BEDROOM 3 12'4" (3.76m) x 7'4" (2.24m)

Double glazed sash window to the rear aspect, laminate wood flooring, fitted wardrobe cupboards

BEDROOM 4 10'10" (3.3m) x 8'2" (2.49m) Plus Recess

Double glazed sash window to the rear aspect, laminate wood flooring

BATHROOM

Fully tiled. Panelled bath with independent shower over, glass shower screen, wash hand basin with drawers under, mirrored wall cabinet, fitted wall mirror with feature lighting, low flush wc, chrome ladder radiator, double glazed window to the side aspect

SECOND FLOOR

Skylight window, inset spotlights

BEDROOM 1 18'1" (5.51m) x 11'0" (3.35m) Plus Recess

Double glazed sash window to the rear aspect, 2 Velux windows to the front aspect with fitted black out blinds, eaves storage cupboard, fitted wardrobes, inset spotlights, door to en-suite

EN-SUITE SHOWER ROOM

Fully tiled. Corner shower cubicle, wash hand basin with drawer under, low flush wc, chrome ladder radiator, storage cupboard, inset spotlights, double glazed sash window to the side aspect

SOUTH FACING REAR GARDEN

Paved patio area with steps leading up to artificial lawn, outside tap and lighting

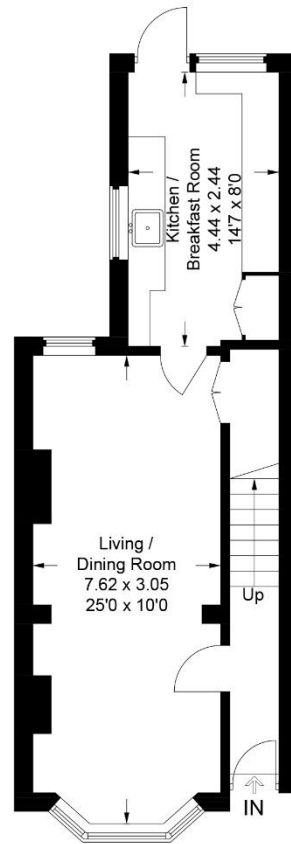
RESIDENTS PERMIT PARKING

Operational hours: 9am - 11am Monday to Friday

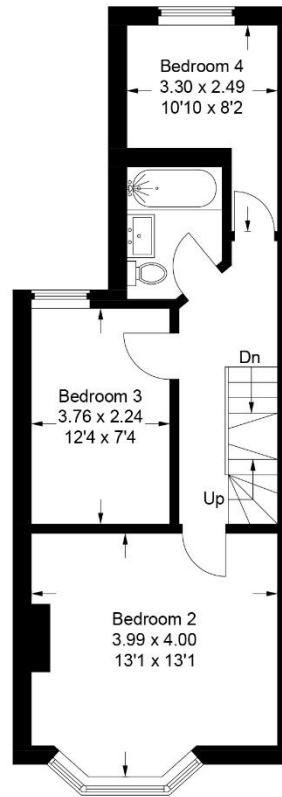
COUNCIL TAX

Watford Borough Council, Tax Band D, £2343.38 2025/2026

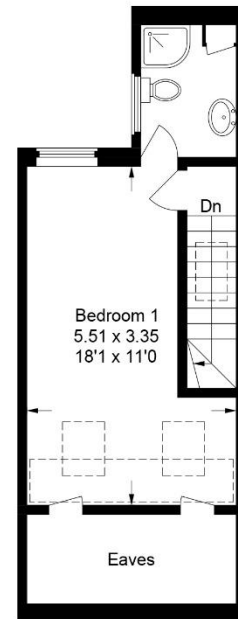
Approximate Gross Internal Area  
 Ground Floor = 40.5 sq m / 436 sq ft  
 First Floor = 40.5 sq m / 436 sq ft  
 Second Floor = 22.3 sq m / 240 sq ft  
 (Excluding Eaves)  
 Total = 103.3 sq m / 1,112 sq ft



**Ground Floor**



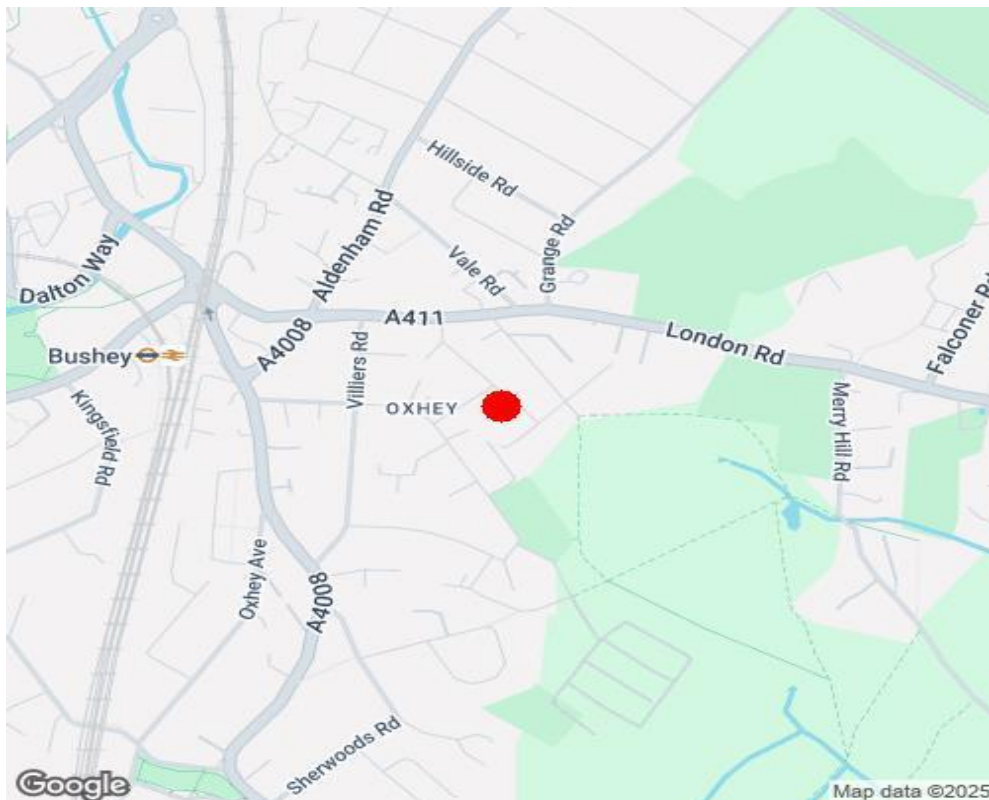
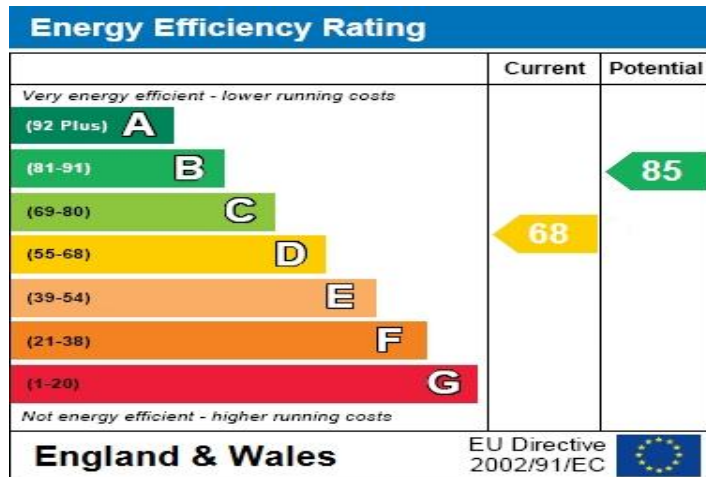
**First Floor**



**Second 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.

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#### 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.