



85 Grover Road, Oxhey, Watford, WD19 4HH

Price £400,000 Freehold

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 ChurchillsBushey





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85 Grover Road, Oxhey, Watford, WD19 4HH

- 2 Bed Terrace Cottage
- 2 Separate Reception Rooms
- 2 Double Bedrooms
- Bathroom (Off Bed 2)
- Garden Overlooking Allotments
- Close To Bushey Station
- No Upper Chain
- Energy Rating: E

A 2 BEDROOM TERRACED COTTAGE,  
TWO SEPARATE RECEPTION ROOMS, KITCHEN,  
TWO DOUBLE BEDROOMS, BATHROOM ( OFF BEDROOM 2)  
GAS CENTRAL HEATING, DOUBLE GLAZING,  
REAR GARDEN OVERLOOKING ALLOTMENTS TO REAR,  
RESIDENTS PERMIT PARKING,  
SITUATED IN A RESIDENTIAL LOCATION,  
CLOSE TO ALL LOCAL AMENITIES,  
WITHIN WALKING DISTANCE OF BUSHEY MAINLINE STATION,  
OFFERED FOR SALE WITH NO UPPER CHAIN











RECEPTION ROOM 1 11'5" (3.48m) x 11'0" (3.35m)

Double glazed window to the front aspect, dado rail, wood flooring, feature open fireplace, shelving and cupboards to alcove

RECEPTION ROOM 2 14'5" (4.39m) x 11'0" (3.35m)

Double glazed window to the rear aspect, staircase to the first floor with storage cupboard under ( with lighting), attractive fireplace feature

KITCHEN 15'0" (4.57m) x 7'0" (2.13m)

Range of wall, display and base units with tiled working surfaces,1 1/2 bowl stainless steel sink unit with drainer, built in electric oven & gas hob, space for fridge/freezer, plumbing for washing machine, Vaillant wall mounted gas fired central heating boiler, stone tiled floor,double glazed window to the side and rear aspects, double glazed door leading out to the garden

FIRST FLOOR LANDING

BEDROOM 1 11'6" (3.51m) x 11'0" (3.35m)

Double glazed window to the front aspect

BEDROOM 2 11'6" (3.51m) x 11'0" (3.35m)

Double glazed window to the rear aspect, wardrobe cupboards

BATHROOM

Approached off bedroom 2 with panelled bath, low level wc, vanity unit incorporating wash hand basin with cupboard under, independent shower cubicle with electric shower, tiled walls, wood flooring, inset spotlights, double glazed window to the side aspect

OUTSIDE

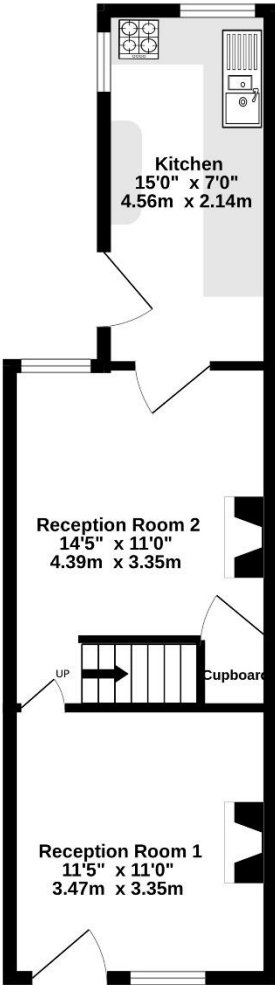
REAR GARDEN

The rear garden is approximately 20 ft, with paved patio, lawn, borders and garden shed. Pedestrian access to the rear

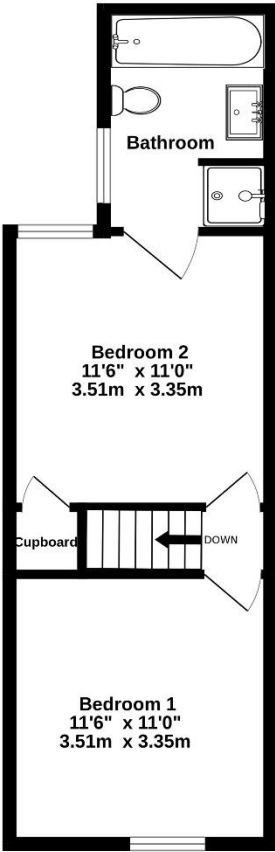
COUNCIL TAX

Watford Borough Council, Tax Band D, £2236.30 2024/2025

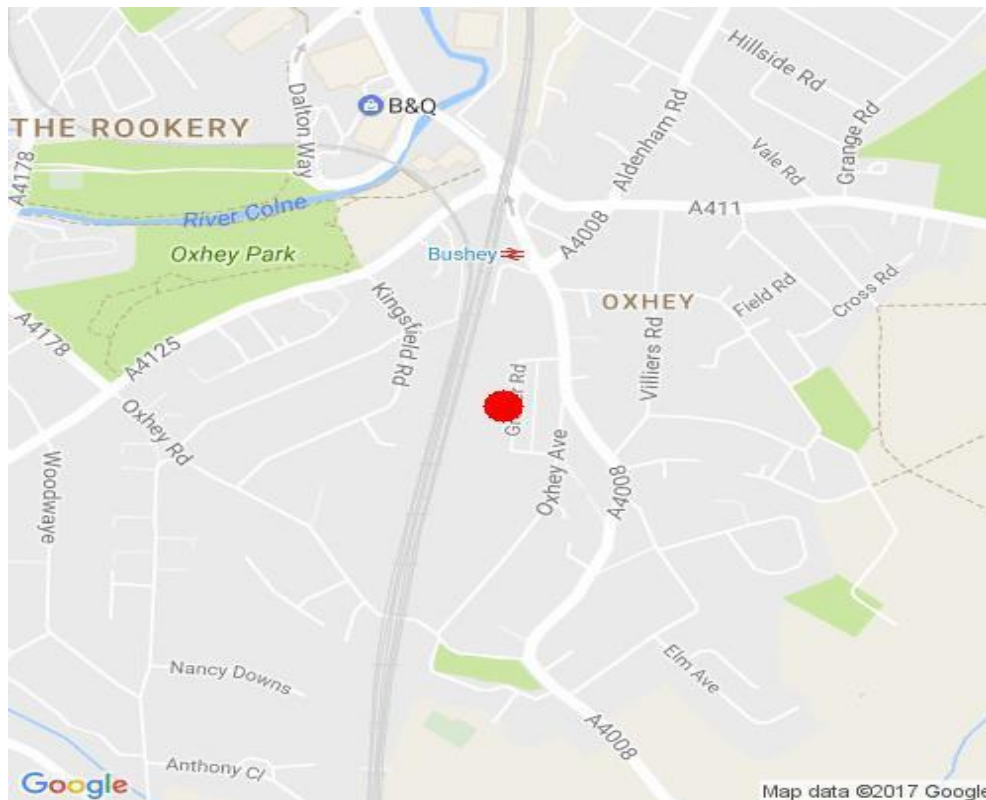
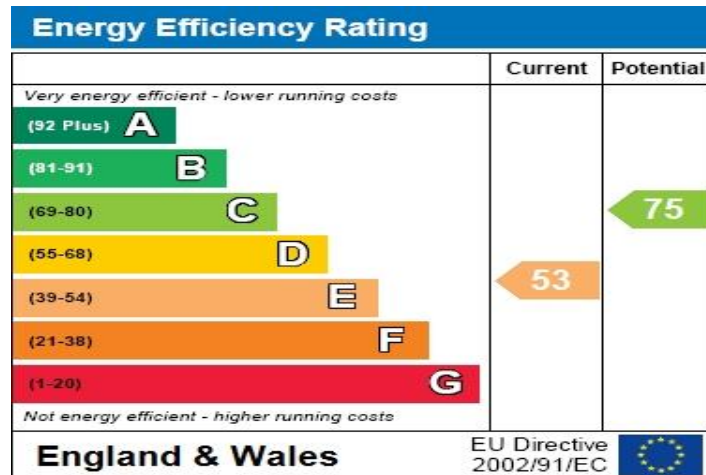
Ground Floor



1st Floor



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:

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.