



44 Pinner Road, Oxhey, WD19 4ED

Price £365,000 Freehold

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 ChurchillsBushey





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44 Pinner Road, Oxhey, Watford, Hertfordshire, WD19 4ED

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- 3 Bed Terraced Cottage
- Living Room With Cast Iron Fireplace
- Ground Floor Bathroom
- 3 Bedrooms All Off Landing
- Gas Central Heating/ Double Glazing
- Rear Courtyard Garden
- Close To Bushey Station
- Energy Rating: D

Just a short distance from Bushey's mainline station is this three bedroom terraced cottage. Stepping through the front door, you enter directly into a living room that leads to a kitchen/ dining room, there is also a ground floor bathroom. Upstairs, the first floor landing provides access to three bedrooms. The property benefits from having gas central heating, double glazing, a rear courtyard garden and is being offered for sale with no upper chain.









ENTRANCE DOOR

LIVING ROOM 11'0" (3.35m) x 10'9" (3.28m)

Double glazed window to the front aspect, feature cast iron working fireplace, stripped wood flooring

KITCHEN/ DINING ROOM 13'0" (3.96m) x 10'9" (3.28m)

Staircase to the first floor.

Range of wall and base units, wooden working surfaces, 1.5 bowl ceramic sink unit with drainer, fitted electric oven, gas hob with stainless steel extractor chimney hood over, fitted fridge/ freezer and dishwasher, plumbing for washing machine, double glazed window to the rear aspect, stripped wood flooring

LOBBY

Wall mounted gas fired central heating boiler, tiled floor, door leading on to the garden, door to bathroom

GROUND FLOOR BATHROOM

Fully tiled. Panelled bath with mixer taps and hand held shower attachment, glass shower screen, wash hand basin with pedestal, low flush wc, chrome ladder radiator, extractor fan, double glazed window to the side aspect

FIRST FLOOR LANDING

Stripped wood flooring

BEDROOM 1 11'0" (3.35m) x 10'9" (3.28m)

Double glazed window to the front aspect, wardrobe cupboard

BEDROOM 2 9'11" (3.02m) x 7'9" (2.36m)

Double glazed window to the rear aspect, stripped wood flooring

BEDROOM 3 8'4" (2.54m) x 5'7" (1.7m)

Double glazed window to the rear aspect

OUTSIDE

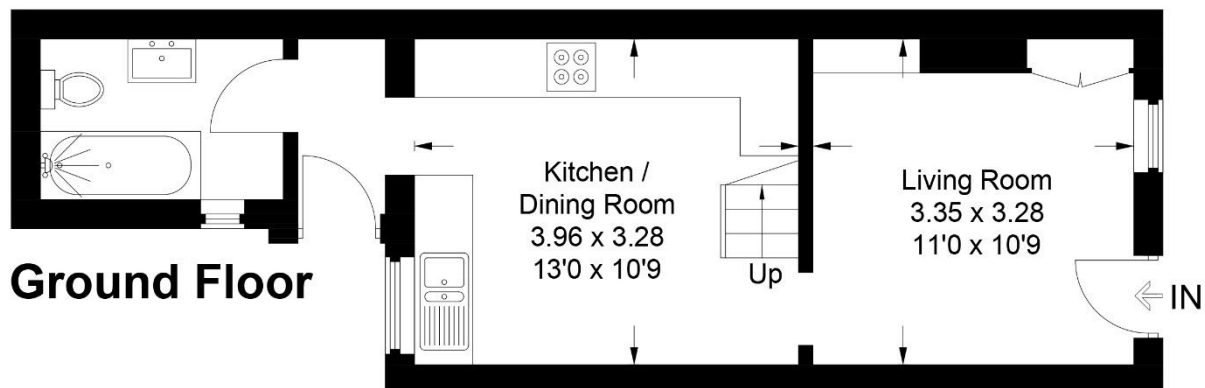
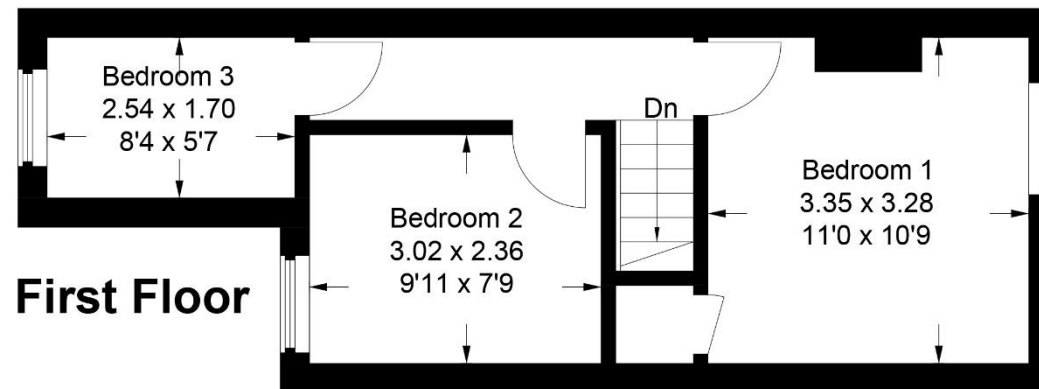
REAR GARDEN

Paved and decked courtyard garden, timber shed, shared side access

COUNCIL TAX

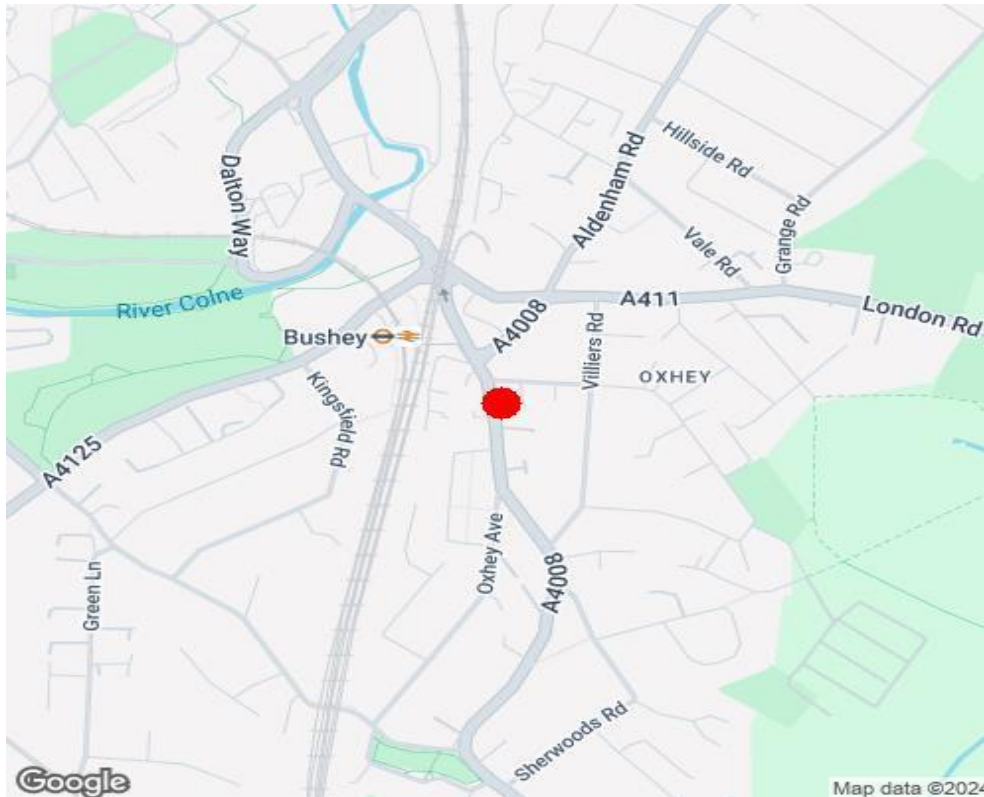
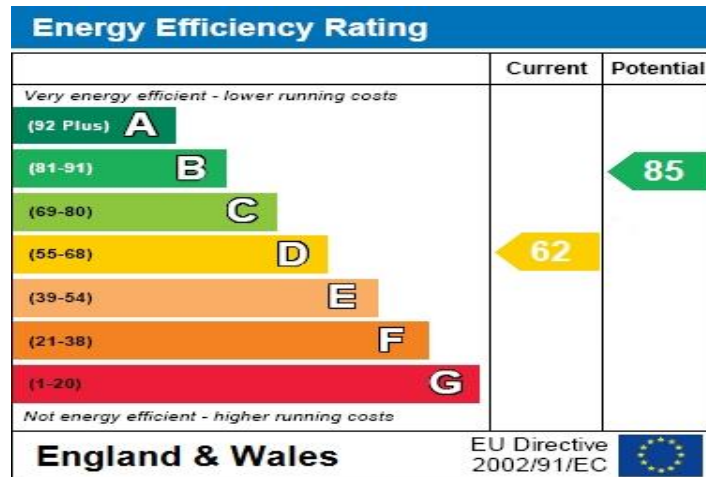
Watford Borough Council, Tax Band D, £2143.51 2024/2025

Approximate Gross Internal Area  
Ground Floor = 31.6 sq m / 340 sq ft  
First Floor = 29.2 sq m / 314 sq ft  
Total = 60.8 sq m / 654 sq ft



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.