



# Churchills

INDEPENDENT ESTATE AGENTS

72 High Street  
Bushey  
Hertfordshire  
WD23 3HE



## 86 Villiers Road, Oxhey Village, WD19 4AJ

**A WELL MAINTAINED 2/3 BEDROOM TERRACED COTTAGE**  
**LIVING ROOM & DINING ROOM**  
**14' MODERN FITTED KITCHEN**  
**MODERN GROUND FLOOR BATHROOM**  
**DRY CELLAR**  
**BEDROOM 3 OFF BEDROOM 2**  
**GAS CENTRAL HEATING & DOUBLE GLAZING**  
**REAR GARDEN**  
**SOUGHT AFTER LOCATION IN THE HEART OF OXHEY VILLAGE**  
**CLOSE TO BUSHEY MAINLINE STATION**

**Price £425,000 Freehold**

Colin Pearce FNAEA

Over 70 Years Combined Experience in Residential Estate Agency

John Slager FNAEA

**020-8950-0033**

[www.churchillsbushey.co.uk](http://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*

## FRONT DOOR TO

### LIVING ROOM

12'0" (3.66m) x 11'0" (3.35m)  
Attractive modern fire place feature with cupboards to alcoves, wood flooring, double glazed window to the front with fitted blind, access to dining room



### DINING ROOM

10'9" (3.28m) x 8'3" (2.51m)  
Staircase to first floor with large cupboard under and door to cellar. double glazed window to the rear with fitted blind and door to kitchen



### KITCHEN

14'8" (4.47m) x 5'7" (1.7m)  
Modern range of base units, matching wall cupboards and display cabinets, working surfaces with inset ceramic sink unit, cooker point with stainless steel extractor chimney over, space for fridge/freezer, plumbing for dishwasher, tiled floor and part tiled walls, inset spotlights, double glazed window to the side, access to lobby



### LOBBY

Wall cupboards, plumbing for washing machine, tiled floor, part tiled walls, double glazed door leading out to the garden, door to bathroom



### GROUND FLOOR BATHROOM

9'6" (2.9m) x 7'7" (2.31m)  
Modern white suite comprising panelled bath with central mixer taps and shower attachment, separate shower cubicle, low flush wc, wash hand basin with drawer under, large cupboard with sliding mirrored doors housing the gas fired boiler, tiled floor and double glazed window

**DRY CELLAR**

11'6" (3.51m) x 105'0" (32m)  
Door from dining room, light and power

**FIRST FLOOR**

**BEDROOM 1**

11'7" (3.53m) x 11'0" (3.35m)  
Double glazed window to the front with fitted blind



**BEDROOM 2**

11'2" (3.4m) x 8'3" (2.51m)  
Cupboard over the stairs, double glazed window to the rear with fitted blind, door to bedroom 3



**BEDROOM 3**

8'6" (2.59m) x 5'9" (1.75m)  
Inset spotlights, double glazed window to the rear with fitted blind



**OUTSIDE**

**REAR GARDEN**

80ft Approx.  
Paved patio area, lawn, borders and shrubs, outside tap and lighting, garden shed, Shared gated side access

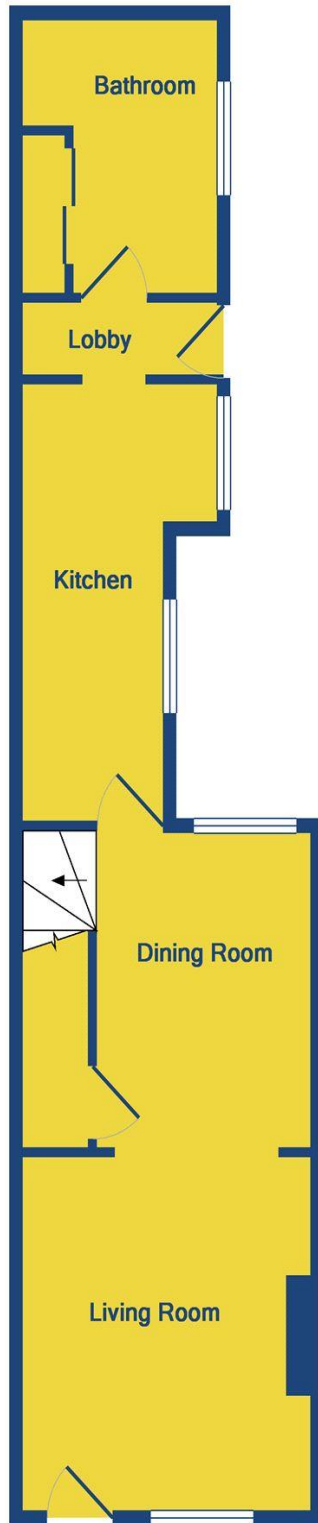
**COUNCIL TAX**

Watford Borough Council Tax  
Band D £1816.17 (2019-2020)





**FLOORPLAN**



Ground Floor  
Approx. Floor  
Area 430 Sq.Ft.  
(39.9 Sq.M.)

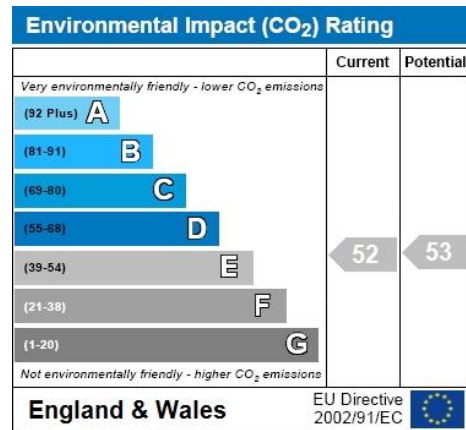
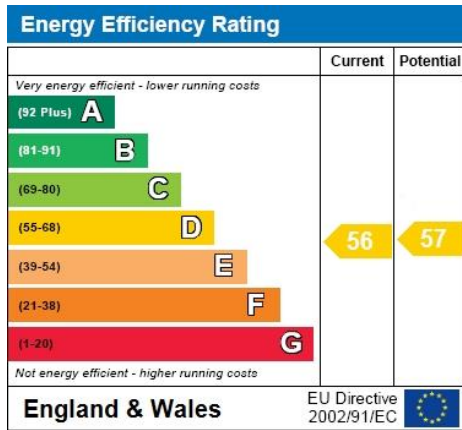


1st Floor  
Approx. Floor  
Area 293 Sq.Ft.  
(27.3 Sq.M.)

Total Approx. Floor Area 723 Sq.Ft. (67.2 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

**ENERGY PERFORMANCE  
GRAPHS**



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