



14 Crossmead, Oxhey, WD19 4JG

Price £450,000 Freehold

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 ChurchillsBushey



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14 Crossmead, Oxhey, Watford, Hertfordshire, WD19 4JG

- A Spacious 3 Bedroom Semi Detached House
- Open Plan Living/ Dining Room
- Ground Floor Bathroom
- Double Glazing/ Gas Central Heating (New Boiler)
- Rear Garden
- Off Street Parking For 2 Cars
- No Upper Chain
- Energy Rating: D

This spacious 3 bedroom semi detached house, extended to the rear, offers an ideal blend of comfort and convenience. The property features an entrance hall leading to a generously sized living room which is open plan to the dining room, a kitchen/ breakfast room, and a ground floor bathroom. Upstairs, all three bedrooms are equipped with wardrobes, providing ample storage. Outside, the rear garden offers a private outdoor space, while the front provides off street parking for two cars.

Situated in a quiet cul-de-sac, the house is conveniently located close to local amenities, including shops, schools, and excellent transport links. The property benefits from being offered for sale with no upper chain.







ENTRANCE HALL

Storage cupboards

GROUND FLOOR BATHROOM

Panel bath with hand held shower attachment, independent shower cubicle, low flush wc, wash hand basin with pedestal, tiled floor, double glazed window to the front aspect

LIVING ROOM 16'0" (4.88m) x 14'6" (4.42m)

Attractive fireplace feature with fitted electric fire , fitted units to alcoves, archway leading to staircase to first floor, double glazed window to the front aspect, open plan to

DINING ROOM 12'0" (3.66m) x 7'2" (2.18m)

Double glazed sliding patio doors leading on to the garden

KITCHEN/ BREAKFAST ROOM 14'11" (4.55m) x 8'2" (2.49m)

Range of wall and base units, working surfaces, sink unit with drainer, fitted electric oven, electric hob, plumbing for dishwasher and washing machine, space for fridge freezer, wall mounted gas fired central heating boiler (installed 2024), laminate wood flooring, double glazed sliding patio door leading on to the garden

FIRST FLOOR LANDING

Double glazed window to the front aspect, access to the loft

BEDROOM 1 12'7" (3.84m) x 10'2" (3.1m)

Double glazed window to the rear aspect, fitted wardrobe cupboards, drawers and shelving

BEDROOM 2 12'9" (3.89m) x 8'10" (2.69m)

Double glazed window to the rear aspect, fitted wardrobe cupboards

BEDROOM 3 9'6" (2.9m) x 6'11" (2.11m)

Double glazed window to the front aspect, wardrobe recess

OUTSIDE

REAR GARDEN

Paved patio area, steps up to lawn area with borders, gated side access, outside lighting and tap, sheds

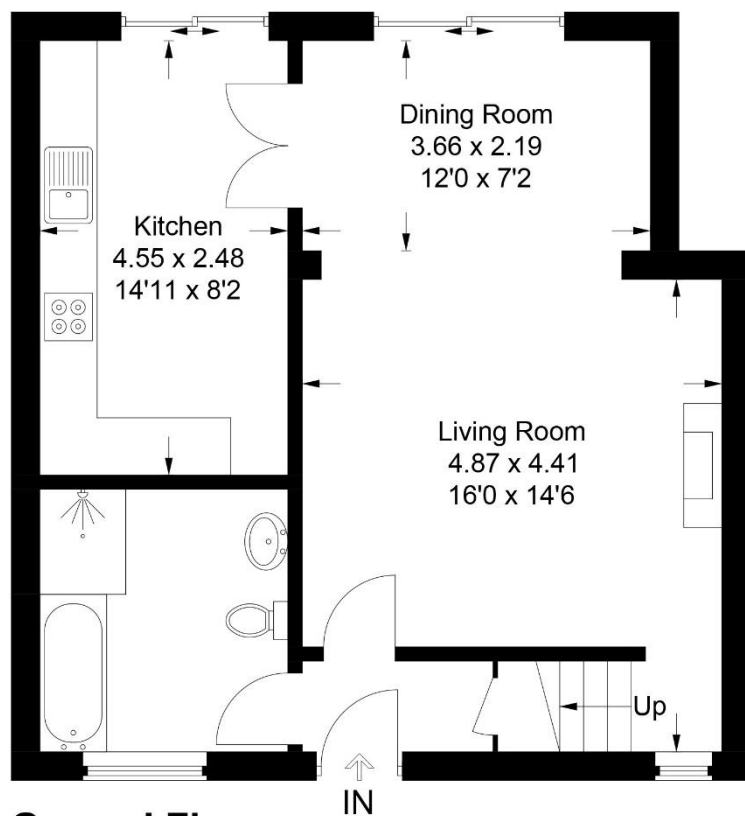
OFF STREET PARKING

To the front of the property providing parking for 2 cars

COUNCIL TAX

Watford Borough Council, Tax Band C, £1987.83 2024/2025

Approximate Gross Internal Area
Ground Floor = 52.1 sq m / 561 sq ft
First Floor = 35.4 sq m / 381 sq ft
Total = 87.5 sq m / 942 sq ft



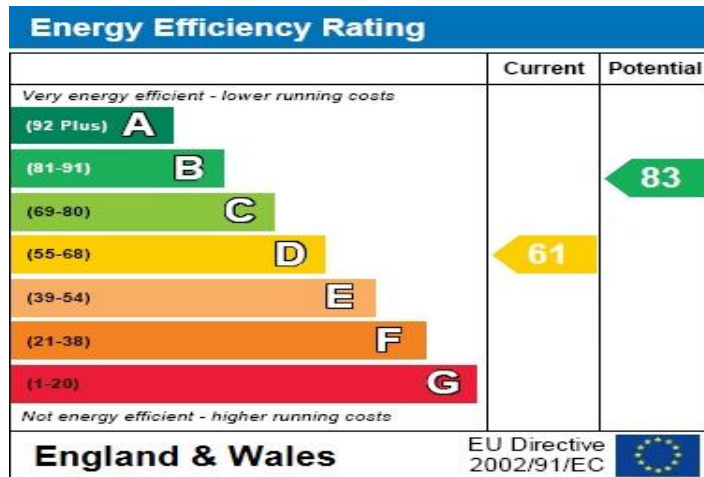
Ground Floor



First 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.

