



Churchills

INDEPENDENT ESTATE AGENTS

72 High Street
Bushey
Hertfordshire
WD23 3HE



15 King Edward Road, Oxhey Village, WD19 4DN

**AN EXTENDED 5 BEDROOM 2 BATHROOM FAMILY HOME
IN THE HEART OF OXHEY VILLAGE
WELL MAINTAINED THROUGHOUT
ENTRANCE HALL, CLOAKROOM
LIVING ROOM
MODERN KITCHEN OPEN PLAN TO DINING ROOM
DOUBLE GLAZED CONSERVATORY
3 BEDROOMS & BATHROOM ON FIRST FLOOR
MASTER BEDROOM & BATHROOM ON SECOND FLOOR
DOUBLE GLAZED SASH WINDOWS
REAR GARDEN
SOUGHT AFTER LOCATION CLOSE TO BUSHEY STATION**

Price £635,000 Freehold

Colin Pearce FNAEA

Over 70 Years Combined Experience in Residential Estate Agency

John Slager FNAEA

020-8950-0033

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

ENTRANCE HALL

Staircase to the first floor,
painted wood floor

LIVING ROOM

14'6" (4.42m) Into Bay x 11'9"
(3.58m)
Attractive fire place feature,
coved ceiling, stripped wood
floor, double glazed sash
windows to the front bay



KITCHEN

12'2" (3.71m) x 7'8" (2.34m)
Modern base units and matching
wall cupboards, electric oven
with gas hob and stainless steel
extractor over, Butler sink unit,
plumbing for washing machine
and dishwasher, inset spotlights,
stripped wood floor, double
glazed sash window, open plan
to dining room



DINING ROOM

15'2" (4.62m) x 11'0" (3.35m)
Large dining space with double
glazed sash window to the side,
stable door leading out to the
garden and double doors to the
conservatory, stripped wood
flooring and inset spotlights



CONSERVATORY

10'7" (3.23m) x 9'8" (2.95m)
Double glazed windows and
double doors leading out to the
garden, wood flooring

CLOAKROOM

Modern low flush wc, wash hand
basin, wood floor, inset
spotlights



FIRST FLOOR LANDING

Staircase to the second floor,
inset spotlights

BEDROOM 2

15'4" (4.67m) x 12'6" (3.81m)
Into Bay
Double glazed sash windows to
the bay and front, attractive fire
place feature



BEDROOM 3

10'0" (3.05m) x 9'4" (2.84m)
Double glazed sash window to
the rear



BEDROOM 4

10'3" (3.12m) x 7'9" (2.36m)
Double glazed sash window
overlooking the garden

BATHROOM 1

7'0" (2.13m) x 5'3" (1.6m)
Modern white suite comprising
panelled bath with mixer taps,
independent shower over, glass
shower screen, low flush wc,
wash hand basin, ladder
radiator, tiled walls, inset
spotlights, double glazed
window



SECOND FLOOR LANDING

Storage cupboard

MASTER BEDROOM

15'4" (4.67m) x 14'0" (4.27m)
Skylight windows to the front
and double glazed window to the
front, inset spotlights



BATHROOM 2

7'5" (2.26m) x 5'3" (1.6m)
Modern white suite comprising
panelled bath with mixer taps,
independent shower over, glass
shower screen, low flush wc,
wash hand basin, ladder
radiator, tiled walls, inset
spotlights, double glazed
window

BEDROOM 5

11'0" (3.35m) x 6'7" (2.01m)
Double glazed window,
cupboard housing gas fired
central heating boiler, inset
spotlights



OUTSIDE

REAR GARDEN

Decked patio area, lawn and
borders, outside lighting

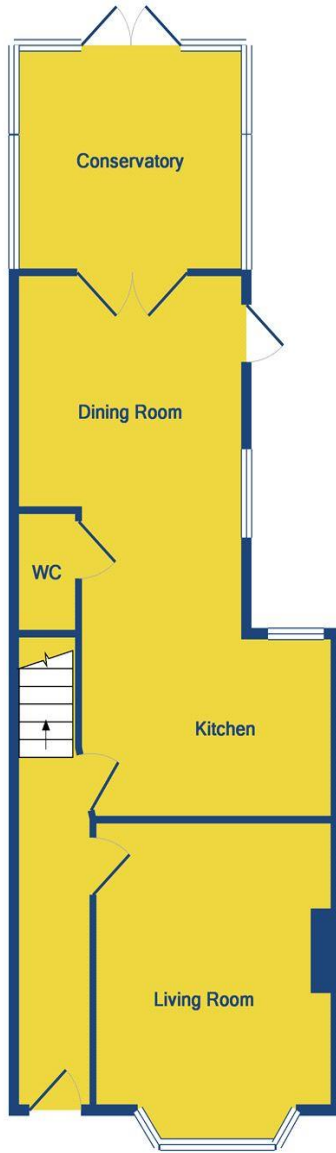


COUNCIL TAX

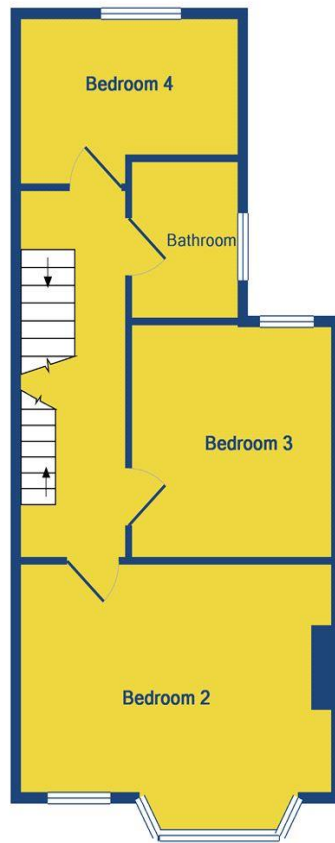
Watford Borough Council Tax
Band E £2219.77 (2019-2020)



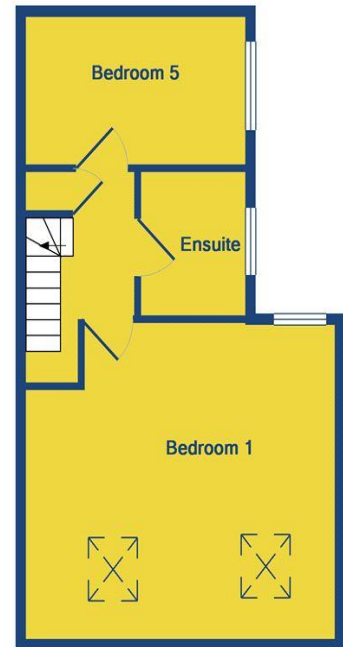
FLOORPLAN



Ground Floor
Approx. Floor
Area 601 Sq.Ft.
(55.8 Sq.M.)



1st Floor
Approx. Floor
Area 463 Sq.Ft.
(43.1 Sq.M.)



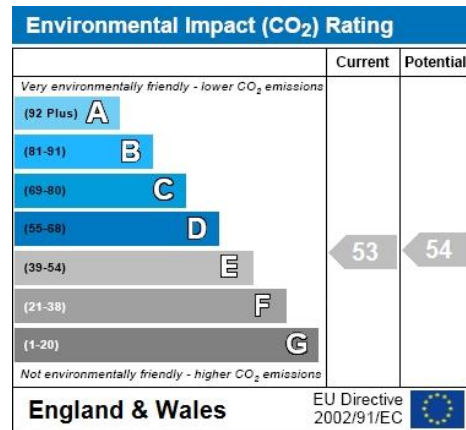
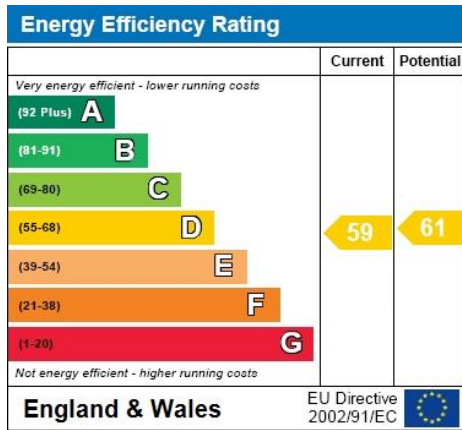
2nd Floor
Approx. Floor
Area 359 Sq.Ft.
(33.3 Sq.M.)

Total Approx. Floor Area 1423 Sq.Ft. (132.2 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

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**ENERGY PERFORMANCE
GRAPHS**



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