



46 Woodwaye, Oxhey, Watford, Hertfordshire, WD19 4NW

Price £1,400,000 Freehold

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 ChurchillsBushey





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46 Woodwaye, Oxhey, Watford, Hertfordshire, WD19 4NW

- An Impressive 5 Double Bedroom 3 Bathroom Detached House
- 28Ft Kitchen/ Diner With Separate Utility
- Main Bedroom Suite With Luxury EnSuite Bathroom
- Mature Rear Garden Perfect For Entertaining
- Large Cellar
- Garage With Carriage Driveway
- No Upper Chain
- Energy Rating: E

This impressive 5 bedroom, 3 bathroom detached home, built in the 1930s, exudes character and elegance with its decorative corning and ceiling roses throughout. The property offers versatile accommodation, beginning with a welcoming entrance porch and hall, leading to a ground floor cloakroom. The expansive 24ft living room provides a bright and airy space, the stunning 28ft kitchen diner, which is further complemented by a separate utility room. A charming 14ft snug adds an intimate retreat within the home. The main bedroom suite boasts a luxurious en-suite bathroom and a spacious walk-in wardrobe, while the second bedroom benefits from its own en-suite shower room. Three additional double bedrooms, one of which features a Juliet balcony, share a stylish family bathroom. The home is equipped with gas central heating and leaded light double glazed windows.

Outside, the mature rear garden offers a serene retreat, complete with a covered outdoor entertaining area featuring a hotplate. Bi-folding doors from the living room open onto a generous raised wooden decked terrace, which also provides access to a large cellar below. A double garage and an elegant carriage driveway at the front enhance the home's curb appeal. Situated in a sought after residential area within easy reach of Bushey mainline station, this remarkable property is offered for sale with no upper chain, presenting a rare opportunity to acquire a distinguished period home in a prime location.



















ENTRANCE PORCH

Dado rail, picture rail, circular double glazed leaded light window to the side, inset spot lights

ENTRANCE HALL

Wood flooring, dado rail, picture rail, decorative ceiling rose, staircase to the first floor with cupboard under

CLOAKROOM

Double glazed leaded light window to the rear, wood flooring, part tiled walls, wash hand basin with cupboard under, low flush wc, inset spot lights

LIVING ROOM 24'5" (7.44m) x 12'0" (3.66m)

Double aspect room with double glazed leaded light window to the front and double glazed bifolding doors leading onto outside raised terrace, decorative cornice and ceiling rose, attractive fireplace feature with open fire

KITCHEN/ DINER 28'2" (8.59m) x 14'11" (4.55m)

Triple aspect room with double glazed leaded light window to the front aspect, double glazed picture windows to the rear aspect and double glazed door leading to the outside. Range of wall and base units with granite working surfaces, under mount sink unit with hot water tap, space for range cooker with extractor hood over, 2 under counter fridges, plumbing for dishwasher, cupboard housing gas fired floor standing boiler. Central island with granite working surfaces, wine rack, cupboards under and seating area. Wood flooring 2 column radiators, part tiled walls, ample space for dining table.

SEPARATE UTILITY ROOM 10'0" (3.05m) x 7'8" (2.34m)

Double glazed leaded light window to the front aspect, double glazed leaded light door leading to the outside, working surfaces, wall units, space for fridge freezer, plumbing for washing machine, space for tumble dryer, wood flooring

SNUG 14'10" (4.52m) x 7'9" (2.36m)

Double aspect room with double glazed leaded light window to the rear and side aspect, wood flooring, picture rail, decorative ceiling rose

FIRST FLOOR LANDING

Double glazed window to the rear aspect, dado rail, picture rail, access to the loft, airing cupboard housing lagged hot water cylinder & light

BEDROOM SUITE 23'5" (7.14m) x 11'1" (3.38m)

Double aspect bedroom suite with double glazed leaded light window to the side and rear aspects, decorative ceiling rose and cornice, wall lights, door to walk in wardrobe, door to ensuite

WALK IN WARDROBE

Double glazed leaded light window to the side aspect, decorative ceiling rose

ENSUITE BATHROOM

Panelled bath with Jacuzzi settings, fitted vanity unit incorporating granite working surfaces, his and hers under mount wash basins and cupboards under, low flush wc, bidet, walk in shower, large wall mirror, column radiator, inset spot lights, inset speakers, tiled floor, part tiled walls, double glazed leaded light window to the front aspect

BEDROOM 2 15'4" (4.67m) x 13'3" (4.04m)

Double glazed leaded light window to the front aspect, fitted wardrobe cupboards along one wall, fitted dressing table, picture rail, ceiling rose, door to

EN SUITE SHOWER ROOM

Fully tiled with shower cubicle, vanity unit incorporating wash hand basin, wc with concealed cistern and cupboards under, mirrored wall units, shaver point, chrome ladder radiator, skylight window

BEDROOM 3 15'10" (4.83m) x 11'9" (3.58m)

Double glazed leaded light sliding doors leading to Juliette balcony, inset spotlights, dado rail, wall lights

BEDROOM 4 14'1" (4.29m) x 12'0" (3.66m)

Double glazed leaded light window to the rear aspect, picture rail, fitted wardrobe cupboards along one wall, decorative ceiling rose

BEDROOM 5 24'0" (7.32m) x 8'0" (2.44m)

Double aspect room with double glazed leaded light window to the front and side aspects, fitted wardrobe cupboards along one wall, fitted dressing table

FAMILY BATHROOM

Double glazed leaded light window to the front aspect, panelled bath with hand held shower attachment, wash hand basin with cupboard under, shaver point, low flush wc, shower cubicle, wood flooring, tiled walls, mirrored wall cabinet, inset spotlights

OUTSIDE

REAR GARDEN

Attractive rear garden with large raised wood terrace with access to large cellar under, steps down to paved patio area, lawm and borders, covered entertaining area with granite working surfaces, base units, hotplate, light and power. Gated side access outside tap, light and power.

DOUBLE GARAGE 34'7" (10.54m) x 11'3" (3.43m)

Approached via own paved driveway with up and over remote controlled door, double glazed leaded light windows to the side and rear aspects, double glazed leaded light door leading on to the garden, light and power

CARRIAGE DRIVEWAY

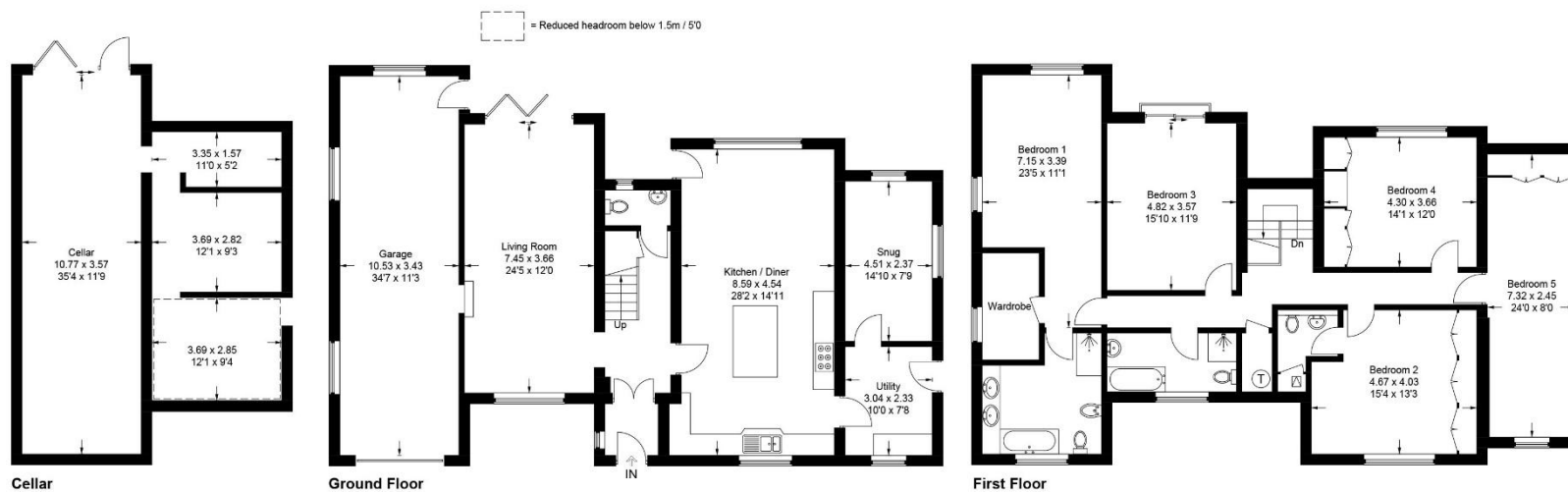
To the front of the property providing additional parking

COUNCIL TAX

Watford Borough Council, Tax Band G, £3905.63 2025/2026



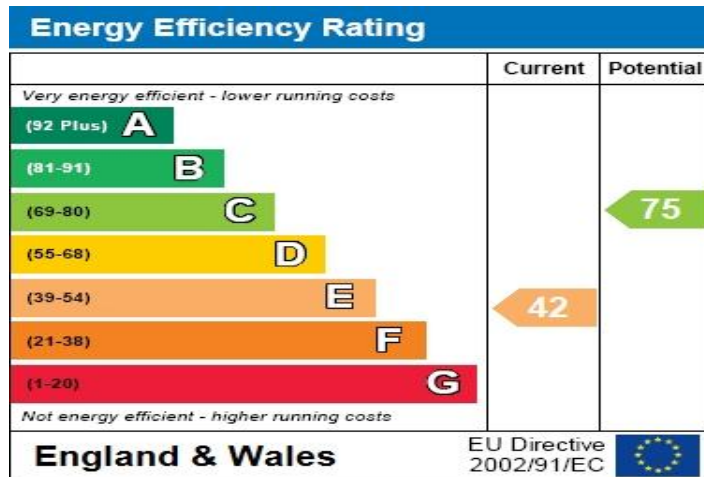
Approximate Gross Internal Area  
 Cellar = 65.9 sq m / 709 sq ft  
 Ground Floor = 141.1 sq m / 1,519 sq ft  
 First Floor = 139.3 sq m / 1,499 sq ft  
 Total = 346.3 sq m / 3,727 sq ft



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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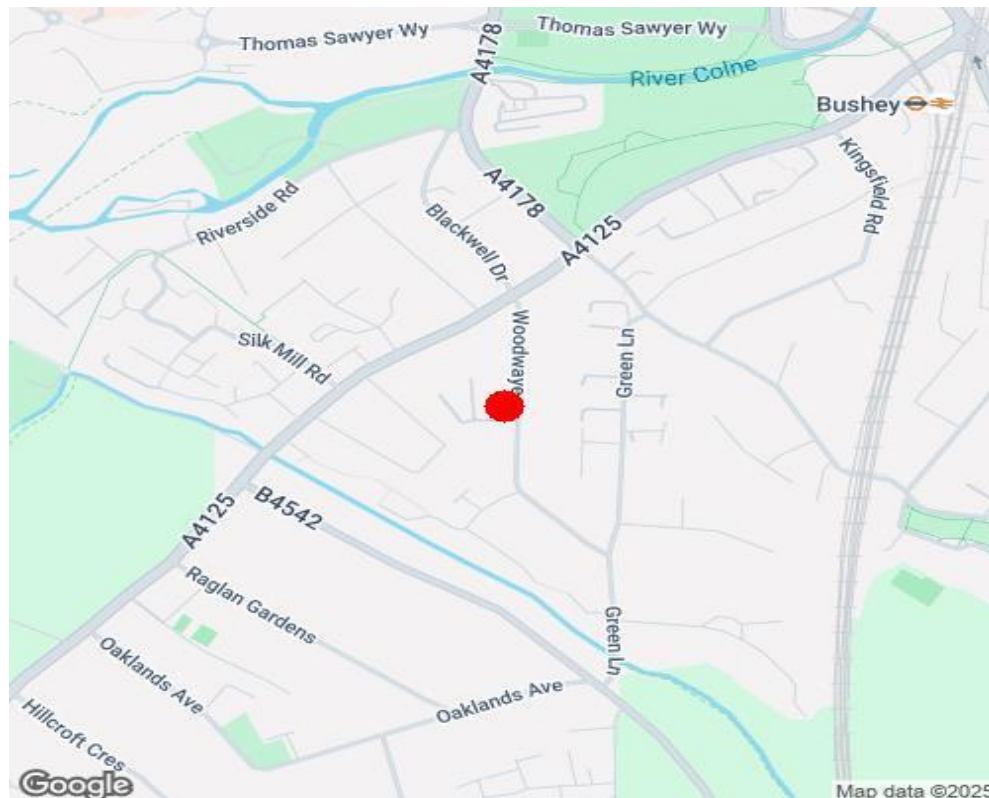
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#### Important Notice:

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.