



61 Upper Paddock Road, Oxhey Village, WD19 4DY

**A 3 BEDROOM SEMI DETACHED FAMILY HOME
WELL MAINTAINED & TASTEFULLY DECORATED THROUGHOUT
ENTRANCE HALL
2 RECEPTION ROOMS
MODERN FITTED KITCHEN
ALL BEDROOMS & BATHROOM OFF FIRST FLOOR LANDING
GAS CENTRAL HEATING & DOUBLE GLAZING
REAR GARDEN
OFF STREET PARKING SPACE TO THE FRONT
SOUGHT AFTER RESIDENTIAL LOCATION
IN OXHEY VILLAGE**

Price £680,000 Freehold

Colin Pearce FNAEA

Over 70 Years Combined Experience in Residential Estate Agency

John Slager FNAEA

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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

Double glazed front door, tiled floor, staircase to first floor

RECEPTION ROOM 1

13'9" (4.19m) Into Bay x 11'0" (3.35m)
Fire place feature, wood flooring, double glazed windows to the front bay



MODERN KITCHEN

12'5" (3.78m) x 11'2" (3.4m)
Range of high gloss kitchen units, granite working surfaces with deep inset sink, electric oven with induction hob and glass/stainless steel extractor chimney over, built-in fridge/freezer, washing machine, tumble dryer and dishwasher, central workstation, cupboard housing gas fired boiler, large cupboard under the stairs, double glazed window to the side, open to



RECEPTION ROOM 2

19'7" (5.97m) x 11'0" (3.35m)
Wood flooring, wall light points, double glazed double doors to the garden and door to the side,



FIRST FLOOR LANDING

Access to the loft space

BEDROOM 1

15'5" (4.7m) x 11'2" (3.4m)
Wardrobe cupboards, double glazed window to the rear



BEDROOM 2

13'9" (4.19m) Into Bay x 11'0" (3.35m)
Picture rail, double glazed windows to the front bay

BEDROOM 3

7'8" (2.34m) x 7'6" (2.29m)
Double glazed window to the side

BATHROOM

8'0" (2.44m) x 7'7" (2.31m)
Panelled bath with central mixer taps, independent shower over and glass shower screen, low flush wc, wash hand basin, part tiled walls, ladder radiator, double glazed window



OUTSIDE

REAR GARDEN

Well maintained garden with patio area, lawn, outside tap and lighting, gated side access, summer house



OFF STREET PARKING

Space to the front of the property



COUNCIL TAX

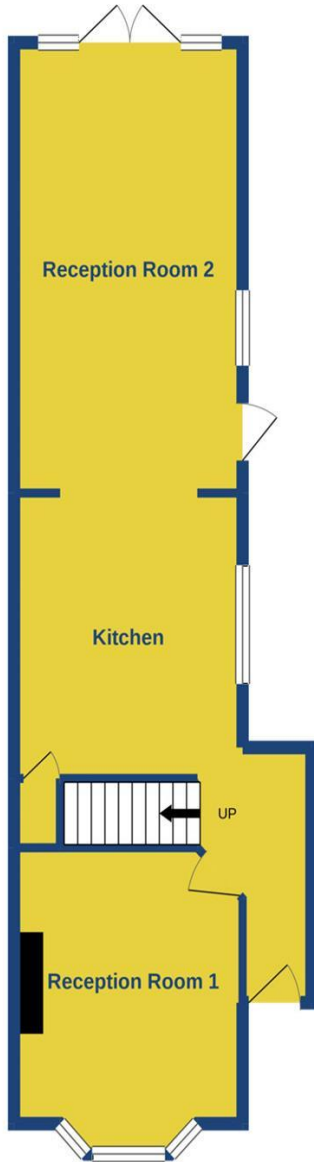
Watford Borough Council Tax
Band E £2305.00 (2020-2021)



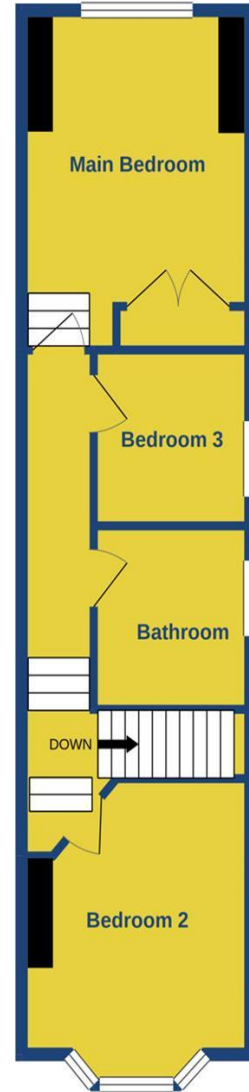


FLOORPLAN

Ground Floor

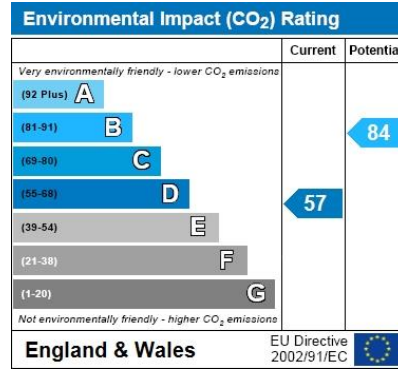
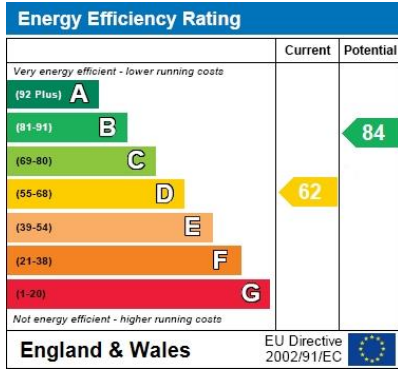


1st Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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