



50 Grover Road, Oxhey, WD19 4HJ

**A 3 BEDROOM TERRACED HOUSE
IN NEED OF GENERAL MODERNISATION
ENTRANCE PORCH
26' LIVING ROOM
KITCHEN & GROUND FLOOR BATHROOM
3 BEDROOMS ON FIRST FLOOR WITH 3RD OFF 2ND
GAS CENTRAL HEATING, PART DOUBLE GLAZING
REAR GARDEN
SOUGHT AFTER LOCATION CLOSE TO BUSHEY MAINLINE STATION
OFFERED FOR SALE WITH NO UPPER CHAIN**

Price £355,000 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 PORCH

Double glazed front door and side windows, door to

LIVING ROOM

26'0" (7.92m) Into Bay x 10'5" (3.18m)
Fire place feature, double glazed windows to the front bay, open tread staircase to the first floor, window to the rear, door to the kitchen



KITCHEN

7'8" (2.34m) x 6'3" (1.91m)
Base units and matching wall cupboards, working surfaces with inset sink unit, cooker point, space for washing machine, window and door to the lean to, door to bathroom



GROUND FLOOR BATHROOM

6'4" (1.93m) x 6'0" (1.83m)
Panelled bath with mixer taps and shower attachment, low flush wc, wash hand basin, tiled walls, windows to the rear



FIRST FLOOR

BEDROOM 1

10'5" (3.18m) x 10'2" (3.1m)
Wardrobe cupboards, fire place feature, cupboard over the stairs, double glazed window to the front



BEDROOM 2

10'5" (3.18m) x 10'4" (3.15m)
Wardrobe cupboards, double glazed window to the rear, door to bedroom 3

BEDROOM 3

5'9" (1.75m) x 5'9" (1.75m)
Plus large cupboards housing gas fired central heating boiler and hot water tank, double glazed window to the side

OUTSIDE

REAR GARDEN

Paved rear garden with raised flower beds, outside tap and lighting, rear pedestrian access

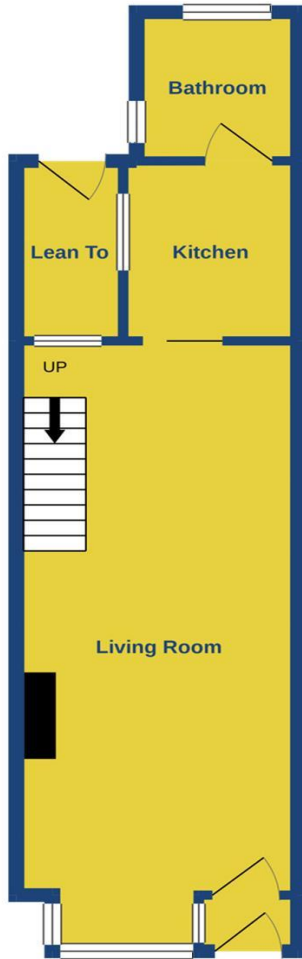
COUNCIL TAX

Watford Borough Council Tax
Band D £ 1886.00 (2020-2021)

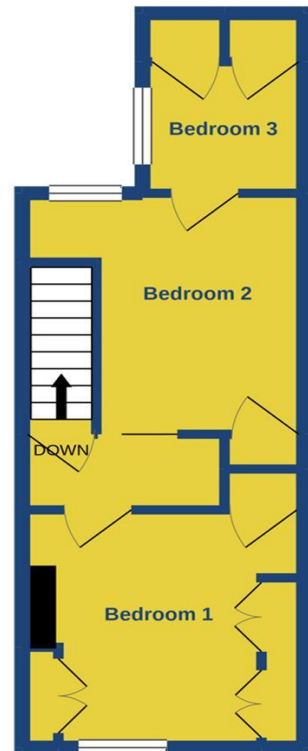


FLOORPLAN

Ground Floor

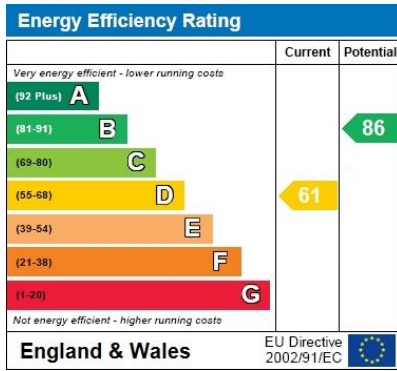


1st Floor



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.
Made with Metropix ©2021

**ENERGY PERFORMANCE
GRAPH**



Churchills Independent Estate Agents have prepared these particulars/plans as accurately and reliably as possible, as a guide to prospective purchasers. Any points of concern arising from the particulars/plans should be clarified with this office before travelling some distance to view the property. Measurements are approximate and subject to variation and must not be relied on for the purpose of ordering carpets, furnishings etc. No person in the employ of Churchills Independent Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property or its fittings. None of the statements contained in these particulars are to be relied on as statements of representations of fact.

Further details of all our properties can be obtained by visiting our web site at : www.churchillsbushey.co.uk