



## 54 Upper Paddock Road, Oxhey Village, WD19 4DZ

**AN EXTENDED & WELL MAINTAINED 2 BEDROOM TERRACED COTTAGE  
IN THE HEART OF OXHEY VILLAGE  
ENTRANCE PORCH  
18' LIVING ROOM  
MODERN FITTED KITCHEN/ BREAKFAST ROOM  
BOTH BEDROOMS & SHOWER ROOM OFF FIRST FLOOR LANDING  
REAR GARDEN  
SOUGHT AFTER LOCATION  
CLOSE TO BUSHEY MAINLINE STATION**

**Price £445,000 Freehold**

Colin Pearce FNAEA

Over 70 Years Combined Experience in Residential Estate Agency

John Slager FNAEA

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[www.churchillsbushey.co.uk](http://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 windows, door to

## LIVING ROOM

18'10" (5.74m) x 11'3" (3.43m)  
Fire place feature, fitted cupboards and shelving to alcoves, double glazed sash window to the front with fitted shutters, wood flooring, staircase to the first floor with cupboard under, inset spotlights, door to



## KITCHEN/ BREAKFAST ROOM

16'9" (5.11m) Max x 11'0" (3.35m)  
Modern range of base units and matching wall cupboards, quartz work surfaces and breakfast bar, Bosch appliances including eye level electric double oven, ceramic hob with extractor over and integrated dishwasher, space for fridge/fridge, wood flooring, ample space for breakfast table, double glazed doors to the garden



## FIRST FLOOR LANDING

Access to loft



## BEDROOM 1

11'3" (3.43m) x 10'3" (3.12m)  
Fitted wardrobe with sliding mirrored doors, double glazed sash window to the front with fitted shutters



## BEDROOM 2

12'0" (3.66m) x 7'0" (2.13m)  
Double glazed window to the rear, storage cupboard, access to loft

## SHOWER ROOM

8'7" (2.62m) x 4'8" (1.42m)  
Double sized shower cubicle with rain head shower, wash hand basin, low flush wc, tiled walls and floor, ladder radiator, under floor heating, inset spotlights, double glazed window



## OUTSIDE

## REAR GARDEN

Large paved patio area, lawn and borders with additional patio to rear



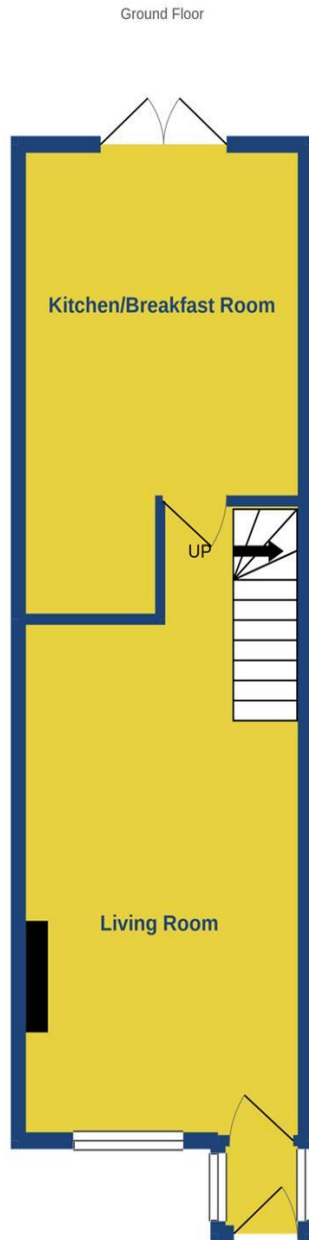
## COUNCIL TAX

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



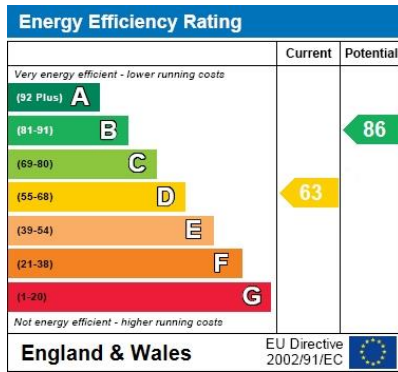


# FLOORPLAN



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**ENERGY PERFORMANCE  
GRAPH**



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