



## 32 Grover Road, Oxhey, WD19 4HJ

**A WELL PRESENTED 2 BEDROOM TERRACED COTTAGE  
WITH NEWLY FITTED CARPETS  
25FT TROUGH LOUNGE  
KITCHEN, CLOAKROOM  
2 DOUBLE BEDROOMS  
SHOWER ROOM ( OFF BEDROOM 2)  
REAR GARDEN WITH SOUND PROOFED GARDEN OFFICE  
DOUBLE GLAZING, GAS CENTRAL HEATING  
WITHIN WALKING DISTANCE OF BUSHEY MAINLINE STATION  
OFFERED FOR SALE WITH NO UPPER CHAIN**

**Price £419,000 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)

## THROUGH LOUNGE

25'9" (7.85m) Into Bay x 10'5" (3.18m)

Feature cast iron fireplace , alcove shelving, double glazed window to the front bay, window seat housing meters, newly fitted carpet



## CLOAKROOM

Panelled walls with low flush wc, wash hand basin, double glazed window to the side



## KITCHEN

19'5" (5.92m) x 5'4" (1.63m)

Selection of wall and base units, wooden working surfaces with stainless steel sink unit, part tiled walls, induction hob with extractor hood over, built in electric oven, plumbing for washing machine & dishwasher, space for fridge freezer, inset spot lights, double glazed window to the rear and double glazed door leading to the garden



## FIRST FLOOR LANDING

Access to loft space



## BEDROOM 1

10'5" (3.18m) x 10'3" (3.12m)

Double glazed window to the front, fitted wardrobe cupboards, newly fitted carpet

## BEDROOM 2

10'5" (3.18m) x 10'3" (3.12m)

Double glazed window to the rear, wardrobe cupboards, door to

## SHOWER ROOM

Fully tiled. Independent shower cubicle, wash hand basin with vanity unit under, low flush wc, inset spot lights, extractor fan, double glazed window to the side

## OUTSIDE

## REAR GARDEN

Approx 40ft.  
Paved patio area, gated rear pedestrian access

## GARDEN OFFICE

12'0" (3.66m) x 6'6" (1.98m)  
Fully sound proofed, CAT internet cabling, laminate wood flooring, double glazed window to the side, double glazed french doors to the front

## COUNCIL TAX

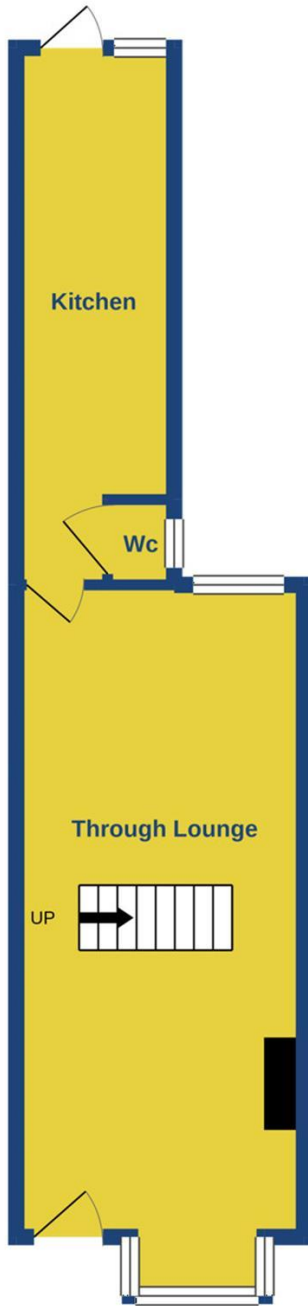
Watford Borough Council  
Tax Band D





# FLOORPLAN

Ground Floor  
362 sq.ft. (33.7 sq.m.) approx.



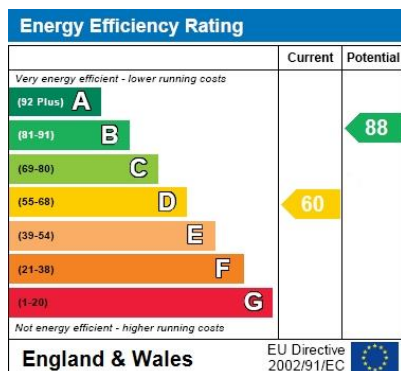
1st Floor  
279 sq.ft. (26.0 sq.m.) approx.



TOTAL FLOOR AREA : 642 sq.ft. (59.6 sq.m.) approx.

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  
GRAPH**



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