



80 Villiers Road, Oxhey Village, WD19 4AJ

**AN EXTENDED 3 DOUBLE BEDROOM END OF TERRACED HOUSE
TASTEFULLY DECORATED TO HIGH SPECIFICATION
IN THE HEART OF OXHEY VILLAGE
ENTRANCE PORCH
2 SEPARATE RECEPTION ROOMS
EXTENDED MODERN FITTED KITCHEN/ FAMILY ROOM
CLOAKROOM
3 DOUBLE BEDROOMS & BATHROOM OFF FIRST FLOOR LANDING
REAR GARDEN, RESIDENTS PERMIT PARKING
SOUGHT AFTER CONVENIENT LOCATION
CLOSE TO BUSHEY MAINLINE STATION**

Price £617,000 Freehold

Colin Pearce FNAEA

Over 70 Years Combined Experience in Residential Estate Agency

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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 PORCH

Double glazed door and sash windows to each side, wood flooring, door to



RECEPTION ROOM 1

12'9" (3.89m) x 11'9" (3.58m)
Fire place feature, picture rail and coved ceiling, wood flooring, double glazed window to the front, door to



RECEPTION ROOM 2

12'9" (3.89m) x 11'0" (3.35m)
Staircase to the first floor with cupboard and recess under, fire place feature with exposed brick wall, picture rail and coved ceiling, wood floor, access to



KITCHEN/ FAMILY ROOM

19'2" (5.84m) x 9'8" (2.95m)
Modern range of base units with inset butler sink and Granite worktops and breakfast bar, integrated dishwasher and freezer, full height units with electric oven and combination microwave, wine fridge, plumbing for washing machine and combination gas fired boiler, inset spotlights, tiled flooring with under floor heating, glass ceiling and feature full height glass sliding doors leading out to the patio, door to



CLOAKROOM

Modern low flush wc and wash hand basin, tiled floor, double glazed sash window

FIRST FLOOR LANDING

Access to loft space with pull down ladder

BEDROOM 1

11'8" (3.56m) x 10'3" (3.12m)
Stripped wood flooring, picture rail, fire place feature, double glazed window to the front

BEDROOM 2

11'3" (3.43m) x 10'3" (3.12m)
Stripped wood flooring, picture rail, fire place feature, fitted wardrobe cupboard, traditional sash window to the rear



BEDROOM 3

10'8" (3.25m) x 9'7" (2.92m)
Fire place feature, traditional sash windows



BATHROOM

8'3" (2.51m) x 12'7" (3.84m)
Max
Modern panelled bath with mixer taps and shower attachment, separate shower cubicle, low flush wc, wash hand basin, inset spotlights, tiled floor, ladder radiator, double glazed window



OUTSIDE

REAR GARDEN

Porcelain tiled patio area with steps up to lawn, raised flower beds, tree, feature brick wall, garden lighting and power, garden shed with light and power, gated access to the front



RESIDENTS PERMIT PARKING

COUNCIL TAX

Watford Borough Council

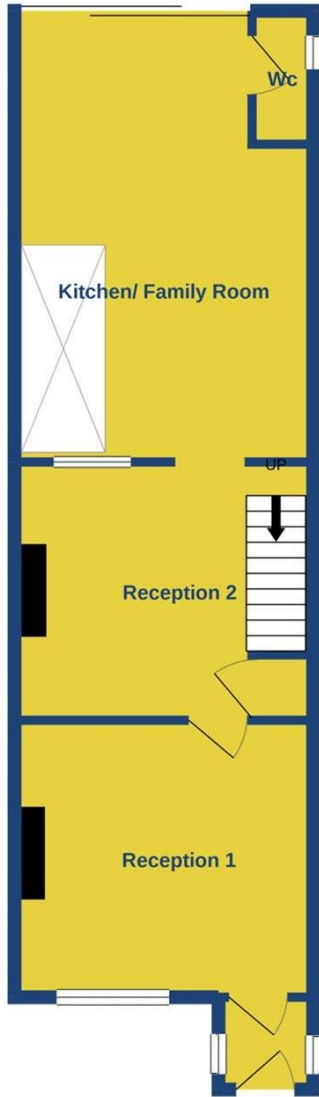
Tax Band D

£2034.72 2022/2023



FLOORPLAN

Ground Floor

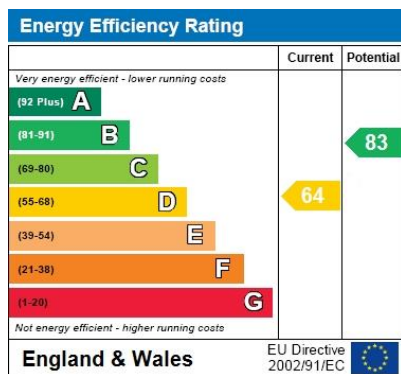


1st Floor



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**ENERGY PERFORMANCE
GRAPH**



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