



38 Capel Road, Oxhey Village, WD19 4AE

**A 2 DOUBLE BEDROOM MID TERRACE COTTAGE
SITUATED IN THE HEART OF OXHEY VILLAGE
20FT THROUGH LOUNGE
BREAKFAST ROOM, KITCHEN
BOTH BEDROOMS & BATHROOM OFF LANDING
GAS CENTRAL HEATING
APPROX 100FT REAR GARDEN
RESIDENTS PERMIT PARKING
CONVENIENT LOCATION
WITHIN WALKING DISTANCE OF BUSHEY STATION
OFFERED FOR SALE WITH NO UPPER CHAIN**

Price £460,000 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

THROUGH LOUNGE

20'6" (6.25m) x 10'2" (3.1m)
Attractive fire place feature with fitted coal effect gas fire, bay window to the front, staircase to the first floor, double doors leading to



BREAKFAST ROOM

10'2" (3.1m) x 8'9" (2.67m)
Range of base units with working surfaces, space for fridge freezer, door leading to the garden, access to kitchen



KITCHEN

15'2" (4.62m) x 5'10" (1.78m)
Range of wall and base units with working surfaces, inset sink with drainer and mixer tap, built in ceramic hob with extractor hood over and oven, plumbing for dishwasher and washing machine, space for tumble dryer, part tiled walls, tiled floor, cupboard housing wall mounted gas central heating boiler, window to the rear



FIRST FLOOR LANDING

Access to the loft

BEDROOM 1

13'0" (3.96m) x 10'2" (3.1m)
Including Wardrobes
Window to the front, built in wardrobes & shelving



BEDROOM 2

12'7" (3.84m) x 7'4" (2.24m)
Built in wardrobe, window to the rear

BATHROOM

Roll top bath with central mixer tap and hand held shower attachment, independent shower cubicle, wash hand basin with pedestal, low flush wc, part tiled walls, window to the side

OUTSIDE

REAR GARDEN

Paved patio area, lawn, garden shed, pedestrian right of way

RESIDENTS PERMIT PARKING

Monday - Friday 9am - 11am
First Permit £25 pa
Second Permit £55 pa

COUNCIL TAX

Watford Borough Council

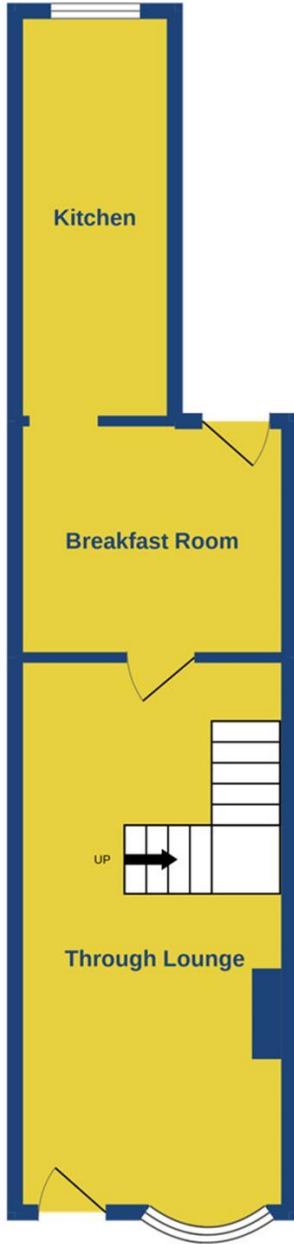
Tax Band D

£2034.72 2022/2023

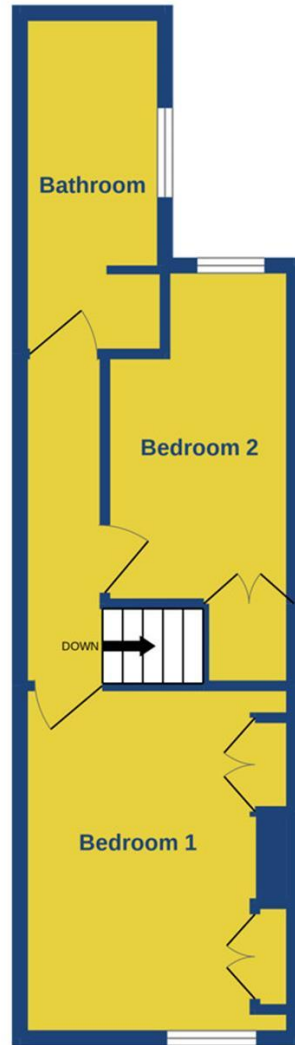


FLOORPLAN

Ground Floor

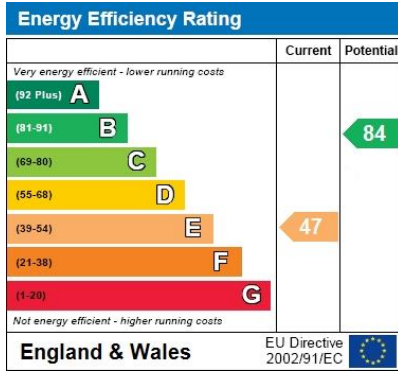


1st Floor



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 ©2022

**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