



## 11a Villiers Road, Oxhey Village, WD19 4AG

**A 2 BEDROOM SEMI DETACHED COTTAGE  
IN THE HEART OF OXHEY VILLAGE  
LIVING ROOM & DINING ROOM  
KITCHEN, GROUND FLOOR BATHROOM  
2 DOUBLE BEDROOMS (OFF LANDING)  
DOUBLE GLAZING, GAS CENTRAL HEATING  
FRONT & REAR GARDENS  
RESIDENTS PERMIT PARKING  
CONVENIENT LOCATION  
WITHIN WALKING DISTANCE OF BUSHEY STATION**

**Price £485,000 Freehold**

Colin Pearce FNAEA

Over 70 Years Combined Experience in Residential Estate Agency

John Slager FNAEA

**020-8950-0033**

[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*

## LIVING ROOM

12'0" (3.66m) x 11'9" (3.58m)  
Fire place feature, wood flooring, double glazed window to the front bay, meter cupboard, sliding wooden door to dining room



## DINING ROOM

11'9" (3.58m) x 10'0" (3.05m)  
Staircase to first floor with cupboard under, wood flooring, double glazed door to the rear



## KITCHEN

13'8" (4.17m) x 6'6" (1.98m)  
Range of wall and base units with wooden working surfaces, large sink unit with drainer and mixer tap, built in Zanussi double oven, gas hob and extractor hood over, space for fridge freezer, plumbing for washer/ dryer, integrated dishwasher, cupboard housing wall mounted Worcester Bosch combination boiler, tiled floor, double glazed window to the side, double glazed door leading to outside



## GROUND FLOOR BATHROOM

Fully tiled. Panelled bath with hand held shower attachment and independent shower over, low flush wc, wash hand basin with pedestal, mirrored wall unit, extractor fan, double glazed window to the rear



## FIRST FLOOR LANDING

## BEDROOM 1

11'9" (3.58m) x 11'9" (3.58m)  
Double glazed window to the front, fitted wardrobe cupboards

## BEDROOM 2

10'0" (3.05m) x 9'4" (2.84m)  
Double glazed window to the rear, access to loft

## OUTSIDE

### FRONT GARDEN

Pretty front garden with lawn and borders

### REAR GARDEN

Paved patio area, lawn and borders, brick built garden store with light and power, gated side access

### COUNCIL TAX

Watford Borough Council

Tax Band D

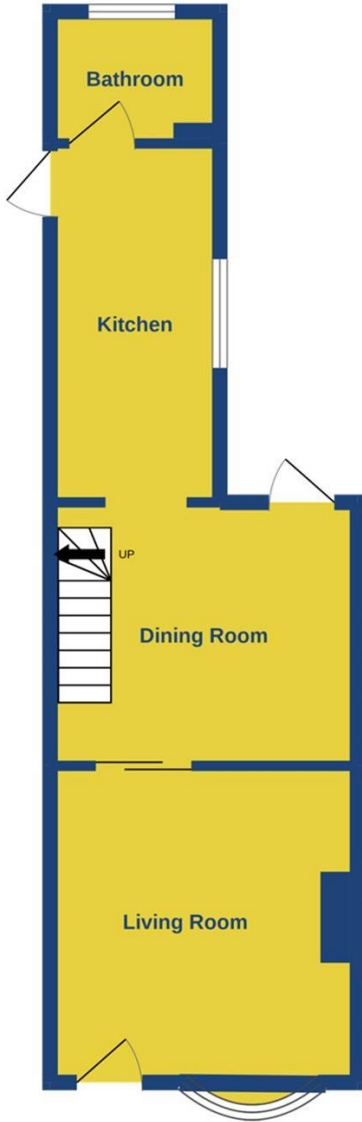
£2034.72 2022/2023



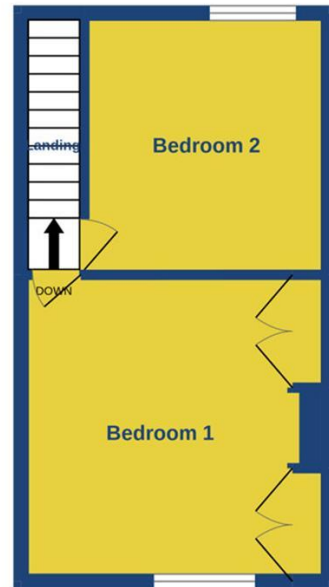


# FLOORPLAN

Ground Floor

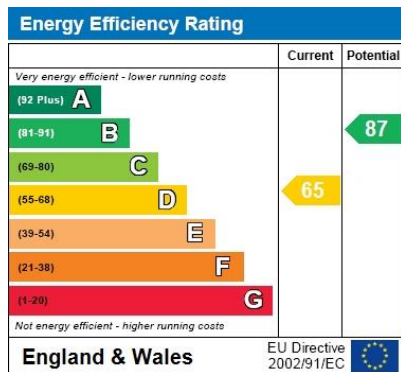


1st Floor



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.  
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**ENERGY PERFORMANCE  
GRAPH**



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