



11 Villiers Road, Oxhey Village, WD19 4AG

**A 2 BEDROOM SEMI DETACHED COTTAGE
WELL PRESENTED THROUGHOUT
22FT THROUGH LOUNGE, KITCHEN
GROUND FLOOR BATHROOM
2 BEDROOMS (OFF LANDING)
DOUBLE GLAZING, GAS CENTRAL HEATING
REAR GARDEN
RESIDENTS PERMIT PARKING
CONVENIENT LOCATION
IN THE HEART OF OXHEY VILLAGE
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

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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

THROUGH LOUNGE

22'4" (6.81m) x 11'9" (3.58m)
Double glazed window to the front bay, attractive fire place feature with shelving in alcoves & cupboard, wood flooring, staircase to first floor with cupboard under, double glazed window to rear



KITCHEN

13'0" (3.96m) x 6'2" (1.88m)
Selection of wall and base units with working surfaces, sink unit with mixer tap and drainer, built in electric oven, Bosch gas hob and Bosch extractor chimney hood, space for fridge freezer, plumbing for dishwasher and washing machine, cupboard housing Worcester Bosch gas fired boiler, tiled flooring with under floor heating, double glazed window to the side, double glazed door to garden, inset down lights



GROUND FLOOR BATHROOM

Bath with central taps and shower over, glass shower screen, wash hand basin, low flush wc, wall mounted mirrored medicine cabinet, extractor fan, inset down lights, tiled floor with under floor heating



FIRST FLOOR LANDING

Access to boarded loft via pull down ladder

BEDROOM 1

12'0" (3.66m) Including Wardrobes x 12'0" (3.66m)
Double glazed window to the front, fitted wardrobe cupboards

BEDROOM 2

10'0" (3.05m) x 8'7" (2.62m)
Double glazed window to the rear, alcove shelving

OUTSIDE

REAR GARDEN

Patio area with lawn, borders and shrubs, outside tap, gated side pedestrian access

COUNCIL TAX

Watford Borough Council

Tax Band D

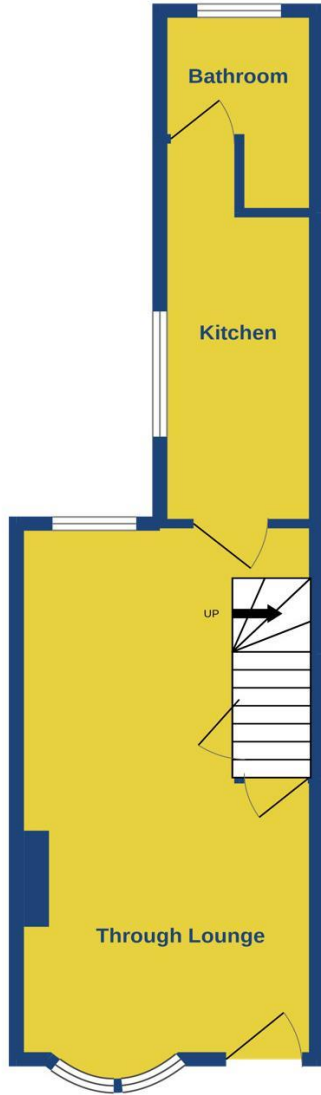
£2034.72 2022/2023



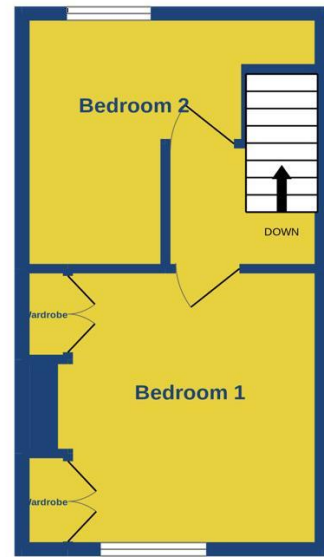


FLOORPLAN

Ground Floor

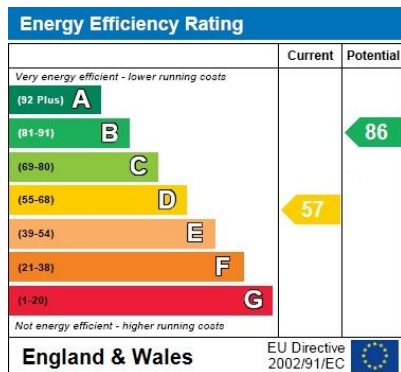


1st Floor



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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