



31 Villiers Road, Oxhey Village, WD19 4AL

**AN ATTRACTIVE 3 BEDROOM SEMI DETACHED HOUSE
WELL MAINTAINED & TASTEFULLY DECORATED THROUGHOUT
ENTRANCE HALL, CLOAKROOM, 2 SEPARATE RECEPTION ROOMS
21FT EXTENDED KITCHEN/ BREAKFAST ROOM
3 BEDROOMS, NEWLY FITTED BATHROOM
GAS CENTRAL HEATING
DOUBLE GLAZED SASH WINDOWS WITH SHUTTERS TO FRONT
NEWLY TILED SLATE ROOF
RECENTLY PAVED FRONT & REAR GARDENS
RESIDENTS PERMIT PARKING
SITUATED IN THE HEART OF OXHEY VILLAGE
WITHIN WALKING DISTANCE OF BUSHEY STATION**

Price £695,000 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

ENTRANCE HALL

Staircase to the first floor with cupboard under, picture rail, dado rail



CLOAKROOM

Low flush wc, wash hand basin, part tiled walls, extractor fan

RECEPTION ROOM 1

12'8" (3.86m) x 12'4" (3.76m)
Open fire place feature with marble surround, alcove cupboard, decorative coving & ceiling rose, picture rail, double glazed sash window to the front with fitted shutters



RECEPTION ROOM 2

12'2" (3.71m) x 11'0" (3.35m)
Cast iron feature fire place, alcove cupboard, picture rail, stripped wood flooring, casement doors leading out to the garden



KITCHEN/ BREAKFAST ROOM

21'8" (6.6m) x 8'2" (2.49m)
Selection of wall and base units with wooden working surfaces and breakfast bar, butler sink with mixer tap, range cooker with stainless steel splashback and extractor chimney hood over, built in dishwasher, washing machine & tumble dryer, space for fridge freezer, cupboard housing gas central heating boiler, cupboard housing hot water cylinder, inset spotlights, slate flooring with under floor heating, skylight window, feature arch window to the side, further windows, door leading to the garden



FIRST FLOOR LANDING

Access to boarded loft, picture rail

BEDROOM 1

15'9" (4.8m) x 12'9" (3.89m)
Cast iron fire place feature,
picture rail, bespoke fitted
wardrobe cupboards with
interior lighting, 2 double glazed
sash windows to the front with
fitted shutters, stripped wood
flooring



BEDROOM 2

10'7" (3.23m) x 8'0" (2.44m)
Double glazed sash window to
the rear, picture rail



BEDROOM 3

10'3" (3.12m) x 8'0" (2.44m)
Double glazed sash window to
the side, picture rail, access to
loft



NEWLY FITTED BATHROOM

Modern suite with fully tiled
walls and floor, Duravit deep
bath, fitted rain shower over,
folding shower screen, vanity
unit with drawers under, Vado
taps, low flush WC, large fitted
heated wall mirror, pendant
lighting, extractor fan inset
spots, chrome ladder radiator,
underfloor heating, double
glazed window to the side



OUTSIDE

FRONT GARDEN

Recently paved front garden
with decorative front path

REAR GARDEN

Paved patio area, lawn, borders
and shrubs, gated side access,
outside lighting & tap, garden
sheds

RESIDENTS PERMIT PARKING

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

COUNCIL TAX

Watford Borough Council

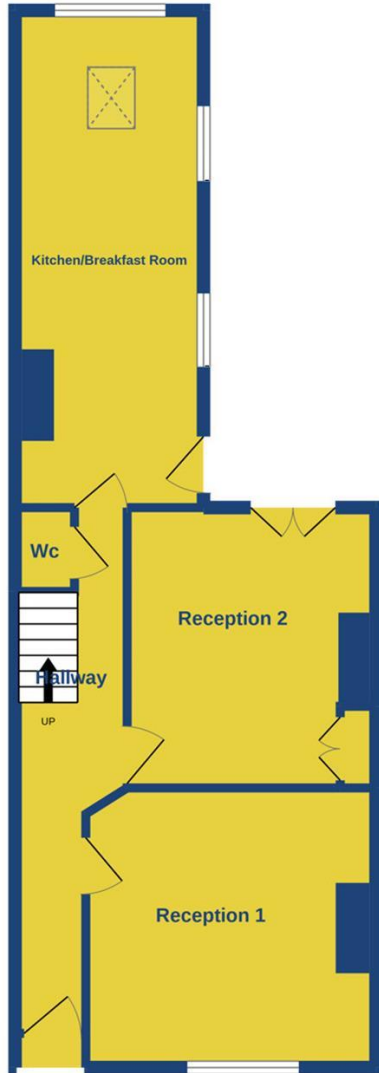
Tax Band D

£2034.72 2022/2023



FLOORPLAN

Ground Floor

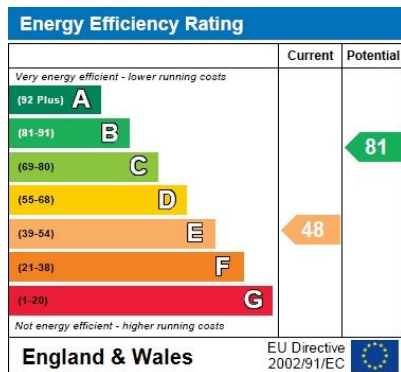


1st Floor



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**ENERGY PERFORMANCE
GRAPH**



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