



44 Capel Road, Oxhey Village, WD19 4AE

Price £575,000 Freehold

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 ChurchillsBushey



Offers Over £575,000

**44 Capel Road, Oxhey Village, Watford, Hertfordshire,
WD19 4AE**

- Extended 2 Bedroom Terraced Cottage
- 24' Lounge / Dining Room
- Modern Extended Kitchen / Breakfast Room
- 2 Bedrooms & Bath Off Landing
- Rear Garden
- Heart Of Oxhey Village
- Close to Bushey Station
- Energy Rating: C

This charming and well maintained extended 2 bedroom terraced cottage is ideally located in the heart of Oxhey Village, a highly sought after area.

The property features an inviting entrance lobby leading into a spacious 24ft lounge and dining room, perfect for entertaining or relaxing. A convenient downstairs WC adds to the practicality of the layout. The home boasts a modern, extended fitted kitchen and breakfast room, providing ample space for cooking and casual dining. Upstairs, there are two comfortable bedrooms and a well appointed bathroom. Additional benefits include gas central heating and a private rear garden, ideal for outdoor enjoyment. The cottage is within easy reach of Bushey Mainline Station, making it perfect for commuters.







ENTRANCE LOBBY

Storage cupboard

LOUNGE / DINING ROOM 24'4" (7.42m) x 12'6" (3.81m)

Hard wood flooring, single glazed window to front, feature fireplace, 2 x wall hung radiators, stairs to first floor, arch to kitchen/breakfast room

KITCHEN / BREAKFAST ROOM 19'0" (5.79m) x 12'6" (3.81m)

Range of wall and base units with granite worktops, central island with breakfast bar, built in induction hob, under counter oven, dishwasher, washing machine, tumble dryer and microwave, radiator, electric cat flap, atrium roof skylight, bi-fold double glazed doors to rear garden, tiled wood effect flooring, door to downstairs WC

DOWNSTAIRS WC

Low flush wc, wash hand basin, small window to rear

FIRST FLOOR LANDING

Floorboards, access to loft

BEDROOM 1 12'6" (3.81m) x 11'11" (3.63m)

Floorboards, radiator, single glazed window to front with shutter blinds, fitted wardrobes, fireplace

BEDROOM 2 12'0" (3.66m) x 7'0" (2.13m)

Single glazed window to the rear with shutter blinds,

BATHROOM 10'0" (3.05m) x 7'5" (2.26m)

Fully tiled walls and floor, double glazed window to the rear, panelled bath, independent shower cubicle, low flush wc, wash hand bowl on set of drawers, ladder radiator

OUTSIDE

REAR GARDEN

Approx 70ft with patio area, timber shed to rear, right of access over left hand garden only (no access over this garden)

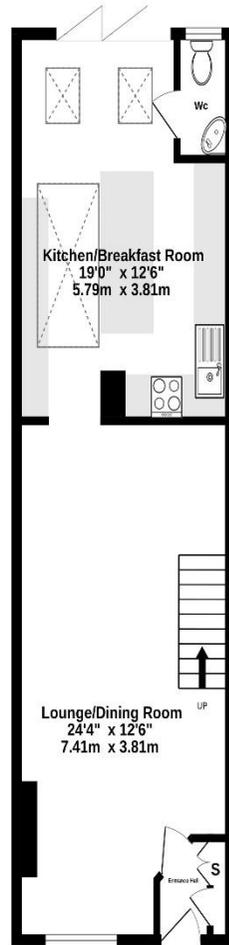
RESIDENTS PERMIT PARKING

Monday - Friday 9am - 11am, First Permit £34 pa, Second Permit £73 pa

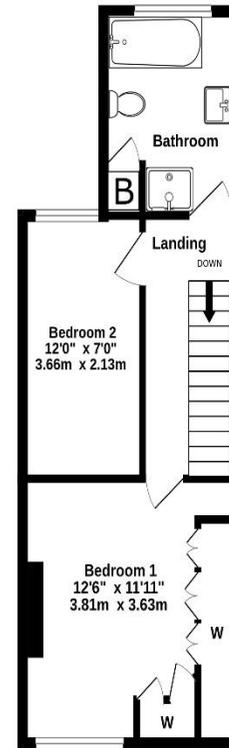
COUNCIL TAX

Watford Borough Council, Tax Band D, £2343.38 2025/2026

Ground Floor



1st Floor

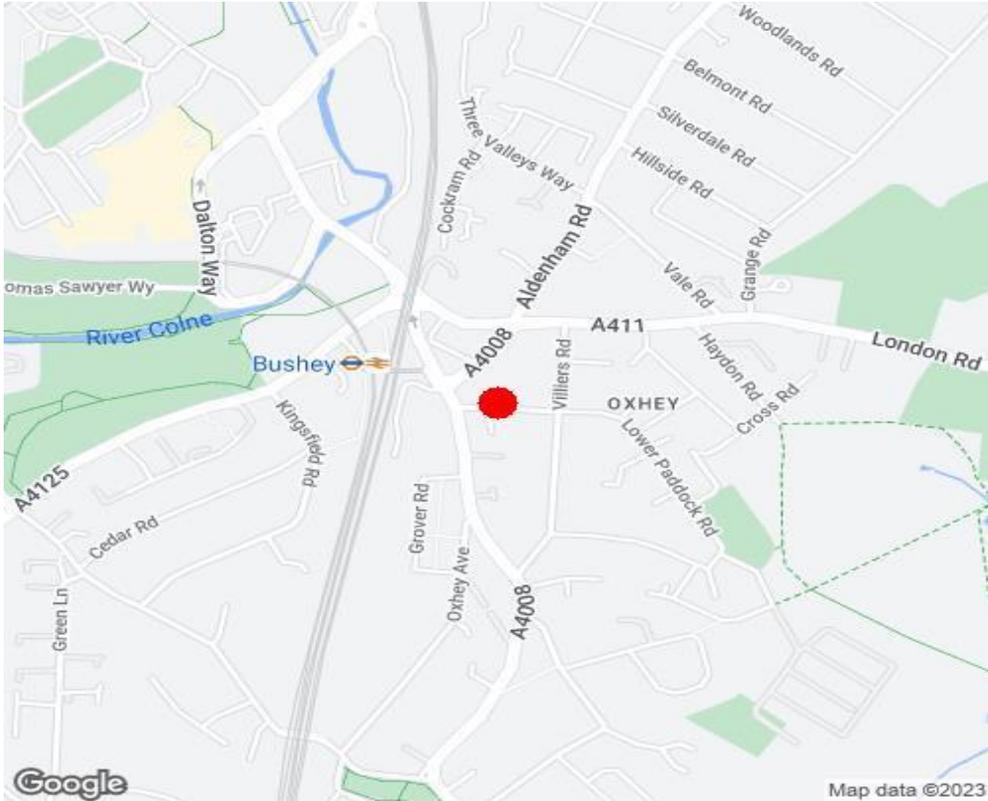


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		86
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Churchills Bushey
 72 High Street, Bushey, Hertfordshire, WD23 3HE
 T: 020 8950 0033
property@churchillsbushey.co.uk
<https://www.churchillsbushey.co.uk>



Important Notice:

We have prepared these particulars as a general guide of the property and they are not intended to constitute part of an offer or contract. We have not carried out a detailed survey of the property and we have not tested any apparatus, fixtures, fittings, or services. All measurements and floorplans are approximate, and photographs are for guidance only, and these should not be relied upon for the purchase of carpets or any other fixtures or fittings.

Lease details, service charges and ground rent (where applicable) have been provided by the client and should be checked and confirmed by your solicitor prior to exchange of contracts.