



87 Lower Paddock Road, Oxhey, WD19 4GU

Price £645,000 Freehold

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 ChurchillsBushey



Price £645,000

**87 Lower Paddock Road, Oxhey Village, Watford,
Hertfordshire, WD19 4GU**

- 3 Double Bed Semi
- Needs Updating
- 20ft Lounge/ Dining Room
- 16ft Kitchen/ Breakfast Room
- Garage At Rear
- Walking Distance of Station
- No Upper Chain
- Energy Rating: D

A 3 DOUBLE BEDROOM SEMI DETACHED HOUSE,
IN NEED OF SOME UPDATING,
ENTRANCE PORCH, CLOAKROOM,
20FT LOUNGE/ DINING ROOM, 16FT KITCHEN/ BREAKFAST ROOM,
3 DOUBLE BEDROOMS, BATHROOM,
GAS CENTRAL HEATING, DOUBLE GLAZING,
FRONT & REAR GARDENS,
RESIDENTS PERMIT PARKING,
GARAGE TO THE REAR OF THE PROPERTY,
SITUATED IN OXHEY VILLAGE WITHIN WALKING DISTANCE OF,
BUSHEY MAIN LINE STATION AND OPPOSITE OXHEY VILLAGE
GREEN,
OFFERED FOR SALE WITH NO UPPER CHAIN







ENTRANCE HALL

CLOAKROOM

Double glazed window to the side, low flush wc, wash hand basin, tiled walls and floor

LOUNGE/ DINING ROOM 20'8" (6.3m) x 16'9" (5.11m)

Double aspect room with double glazed window to the front and side, open tread staircase to the first floor

KITCHEN/ BREAKFAST ROOM 16'9" (5.11m) x 9'0" (2.74m)

Range of wall and base units, working surfaces, stainless steel sink unit with drainer, cooker point, plumbing for washing machine, part tiled walls, tiled floor, floor standing gas boiler, double glazed window to the rear, double glazed door leading on to the garden

FIRST FLOOR LANDING

Access to the loft, airing cupboard, storage cupboards

BEDROOM 1 13'7" (4.14m) x 11'9" (3.58m)

Two double glazed windows to the front, fitted wardrobe cupboards

BEDROOM 2 9'2" (2.79m) x 9'1" (2.77m)

Double glazed window to the rear

BEDROOM 3 12'5" (3.78m) x 7'5" (2.26m)

Double glazed window to the rear

BATHROOM

Panelled bath with hand held shower attachment, low flush wc, wash hand basin, tiled walls, vinyl flooring, double glazed window to the side

OUTSIDE

FRONT GARDEN

Pathway to front door, lawn , side access

REAR GARDEN

South facing garden with paved patio area, lawn, gated side access, access to garage

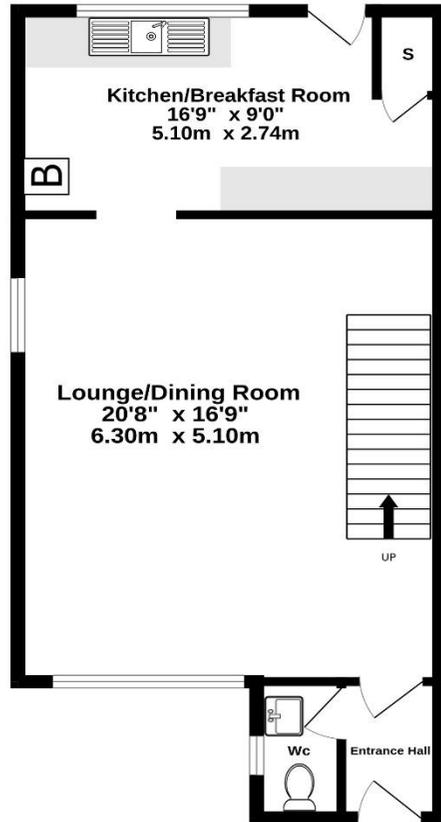
GARAGE 15'8" (4.78m) x 8'0" (2.44m)

To the rear of the property, accessed via service road

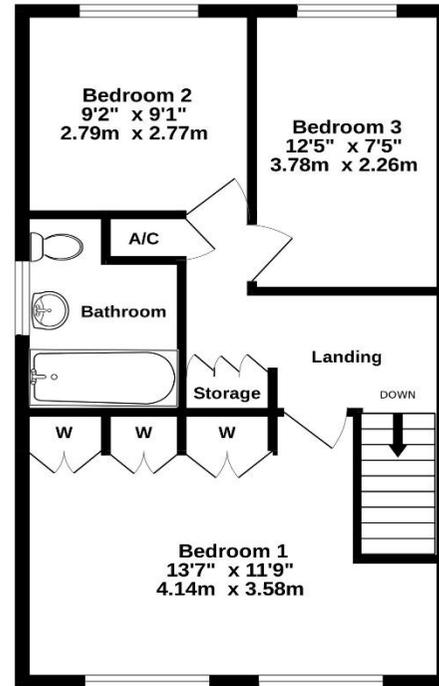
COUNCIL TAX

Watford Borough Council, Tax Band E, £2733.26 2024/2025

Ground Floor



1st Floor

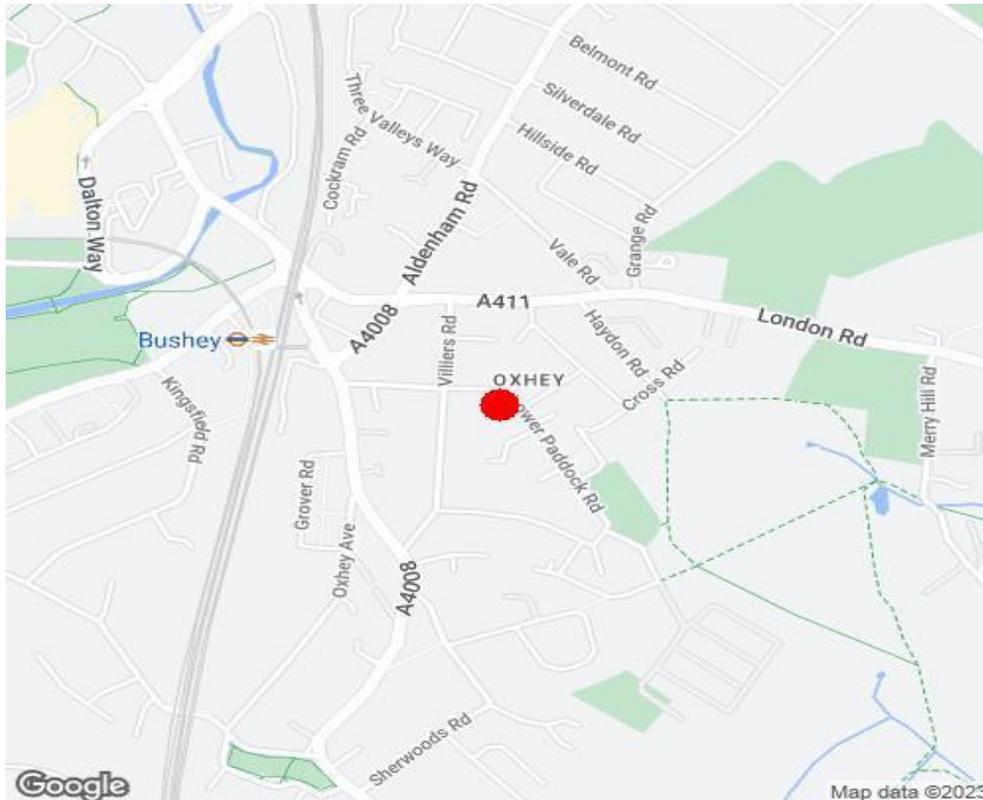


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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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.