



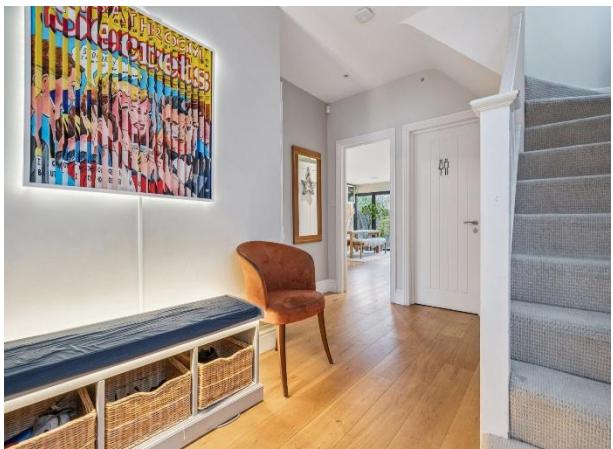
189 Pinner Road, Oxhey, WD19 4EP

Price £1,100,000 Freehold

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 **Churchills** Bushey



Price £1,100,000

189 Pinner Road, Oxhey, Watford, Hertfordshire, WD19 4EP

- Exceptional 5 Double Bedroom Family Home
- Stunning Open Plan Kitchen / Dining / Family room
- 3 Modern Bathrooms & Cloakroom
- Smart Home Enabled Throughout
- Gas Central Heating/ Double Glazing
- Large Family Garden Designed For Entertaining
- Off Street Parking For Up To 3 Cars + EV Charging Point
- Convenient Location Close To Bushey Station & Local Schools
- Council Tax Band F - Watford Borough Council

This exceptional 5 double bedroom family home is arranged over three beautifully designed floors, offering a highly flexible layout ideal for families, guests, or multi generational living. Fully refurbished and extended in 2018 to an impeccable standard, the property is presented in true turn-key condition, with new electrics, plumbing, heating system, boiler, kitchen and bathrooms throughout.

At the heart of the home is a stunning open plan kitchen, dining and family room, featuring a central island, two sets of bi-fold doors and integrated ceiling speakers, creating an ideal space for both everyday living and entertaining. The house benefits from three contemporary bathrooms, including a luxurious en-suite, alongside a convenient downstairs cloakroom, all finished to a high modern specification. Smart-home technology is integrated throughout, with dual Nest thermostats, Nest wired smoke alarms and Ring front and rear cameras with lighting, while modern insulation and double glazing ensure year round comfort.

Externally, the property offers excellent off street parking for up to three cars with an electric vehicle charging point, and an outstanding private sunny garden designed for entertaining, complete with a roofed pergola, outdoor kitchen, lighting, heaters, decked dining area and secluded seating spaces. A dedicated home office with high speed fibre broadband and garden wide WiFi supports hybrid working, and the location is superb for commuters and families alike, just a 7-8 minute walk to Bushey Station with fast trains to London Euston, and close to highly regarded state and private schools.









## Pinner Road

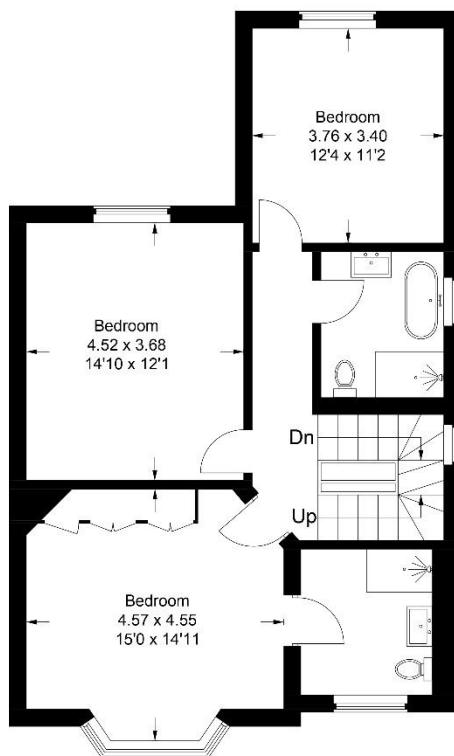
Approximate Gross Internal Area

Ground Floor = 84.1 sq m / 905 sq ft

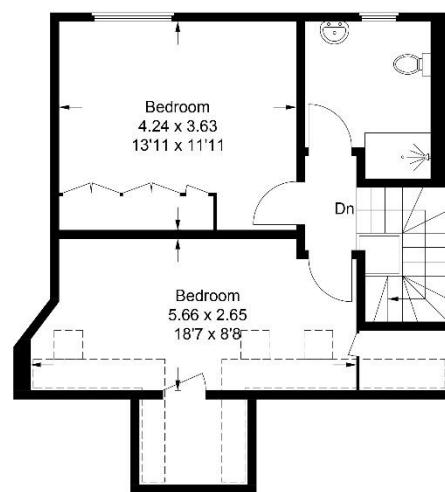
First Floor = 73.2 sq m / 788 sq ft

Second Floor = 46.7 sq m / 503 sq ft

Total = 204 sq m / 2,196 sq ft



= Reduced headroom below 1.5m / 5'0



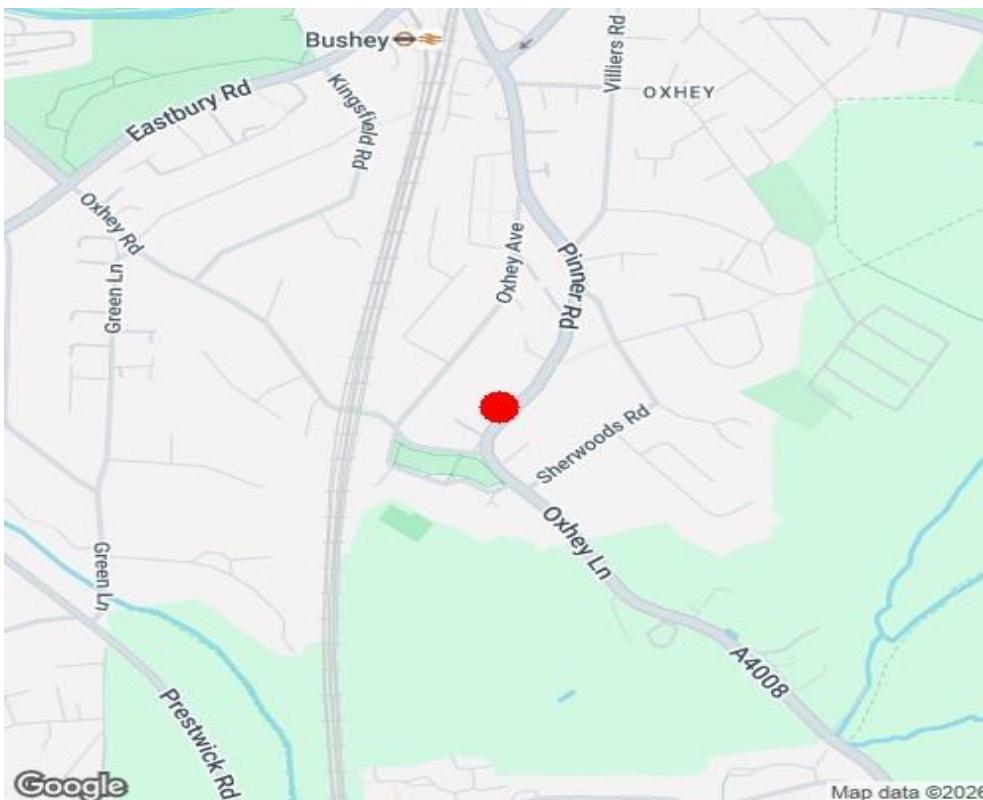
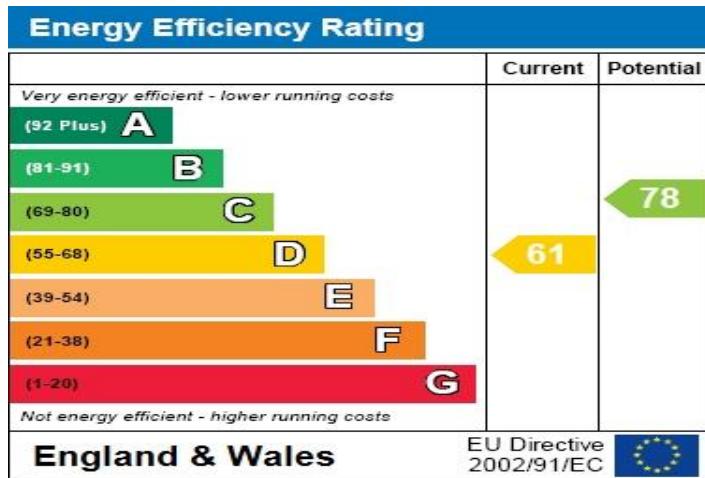
Ground Floor

First Floor

Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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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.