



10 Sherwoods Road, Oxhey, WD19 4AZ

Price £850,000 Freehold

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 ChurchillsBushey





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10 Sherwoods Road, Oxhey, Watford, WD19 4AZ

- Extended 4 Bed Semi
- Well Presented
- Two Separate Reception Rooms
- Kitchen With Bosch Appliances
- Modern Shower Room
- Landscaped Rear Garden
- Off Street Parking
- Energy Rating: D

AN EXTENDED 4 BEDROOM SEMI DETACHED HOUSE, WELL PRESENTED THROUGHOUT, ENTRANCE HALL, DOWNSTAIRS CLOAKROOM, TWO SEPARATE RECEPTION ROOMS, 21FT KITCHEN/ BREAKFAST ROOM, 4 BEDROOMS, MODERN SHOWER ROOM, GAS CENTRAL HEATING, DOUBLE GLAZING, LANDSCAPED REAR GARDEN WITH SUMMER HOUSE, OFF STREET PARKING TO THE FRONT OF THE PROPERTY, SITUATED IN A SOUGHT AFTER LOCATION, WITHIN EASY REACH OF BUSHEY MAIN LINE STATION



















ENTRANCE HALL

Feature circular window to the front aspect, laminate wood flooring, staircase to the first floor with cupboard under with window and lighting

CLOAKROOM

Low flush wc, wash hand basin with cupboard under, double glazed window to the side aspect, laminate wood flooring

DINING ROOM 16'3" (4.95m) Into Bay x 13'7" (4.14m)

Double glazed window to the front bay , fire place feature, laminate wood flooring

LIVING ROOM 17'9" (5.41m) x 12'0" (3.66m)

Attractive fireplace feature, wall lights, double glazed sliding patio doors leading on to the garden

KITCHEN/ BREAKFAST ROOM 21'8" (6.6m) x 8'3" (2.51m)

Range of wall and base units, granite working surfaces, inset butler sink, integrated Bosch double oven and microwave, fridge / freezer, dishwasher and washing machine, Bosch induction hob with extractor chimney hood over, cupboard housing Vaillant gas fired central heating boiler, breakfast bar with pendant lighting over, column radiator and ladder radiator, inset spotlights, tiled floor, double glazed windows to both sides, double glazed french doors leading on to the garden

FIRST FLOOR LANDING

Double glazed window to the side aspect, laminate wood flooring, access to the loft

BEDROOM 1 17'9" (5.41m) x 11'5" (3.48m)

Double glazed window to the rear aspect, fitted wardrobe cupboards, inset spotlights

BEDROOM 2 12'4" (3.76m) x 10'11" (3.33m)

Double glazed window to the front aspect, picture rail, fitted wardrobe cupboards

BEDROOM 3 11'11" (3.63m) x 8'5" (2.57m)

Double glazed window to the rear aspect, fitted wardrobe cupboard

BEDROOM 4 9'10" (3.00m) x 9'0" (2.74m)

Double glazed window to the front aspect, picture rail

SHOWER ROOM

Fully tiled. Walk in shower with rainwater shower head, vanity unit incorporating wash hand basin with drawers under, fitted wall mirror with lighting over, shave point, fitted unit incorporating wc with concealed cistern, bidet and storage, large fitted wall mirror, chrome ladder radiator, double glazed window to the side aspect

OUTSIDE

REAR GARDEN

Landscaped garden with stone patio area, steps down leading to lawn area, shrubs and borders, pond, further paved area, timber garden shed

SUMMER HOUSE 9'10" (3m) x 9'10" (3m)

Timber framed summer house with double doors to the front, windows to side aspect, light and power

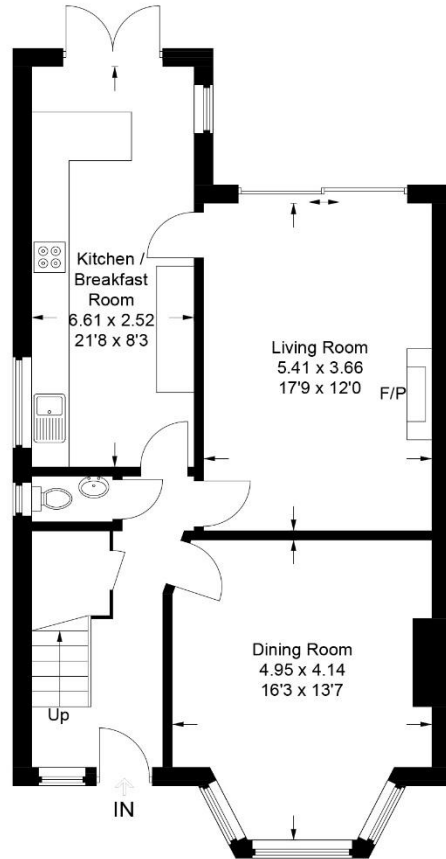
OFF STREET PARKING

Via block paved driveway providing parking for 2 cars

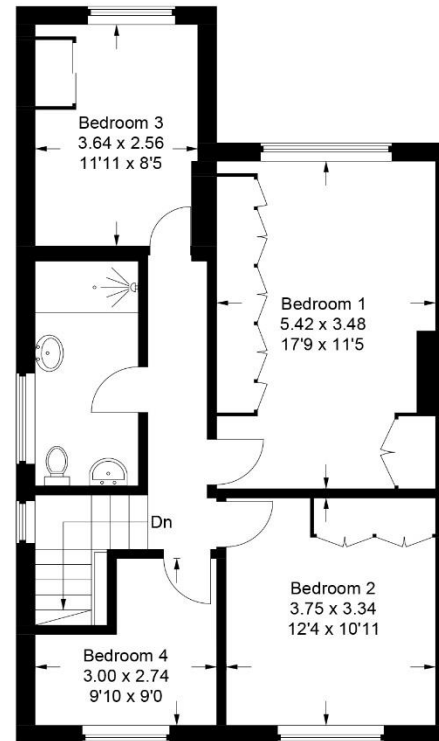
COUNCIL TAX

Watford Borough Council, Tax Band F, £3230.21 2024/2025

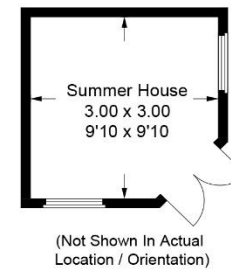
Approximate Gross Internal Area  
 Ground Floor = 69.0 sq m / 743 sq ft  
 First Floor = 65.4 sq m / 704 sq ft  
 Summer House = 8.5 sq m / 91 sq ft  
 Total = 142.9 sq m / 1,538 sq ft



**Ground Floor**



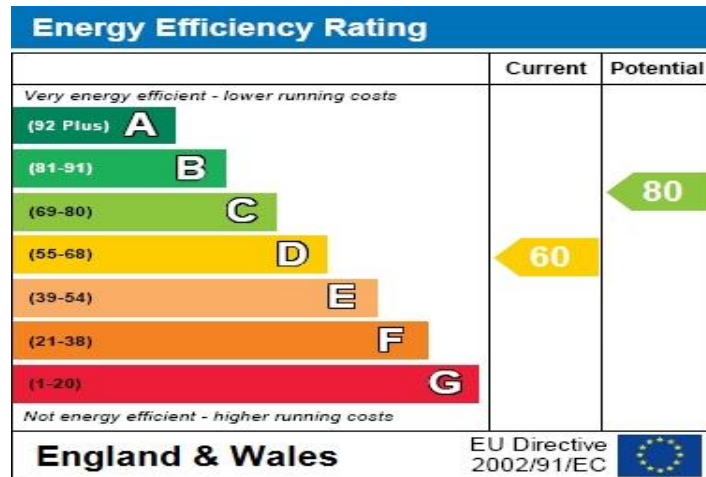
**First Floor**



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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Part of the **F** fairfield family



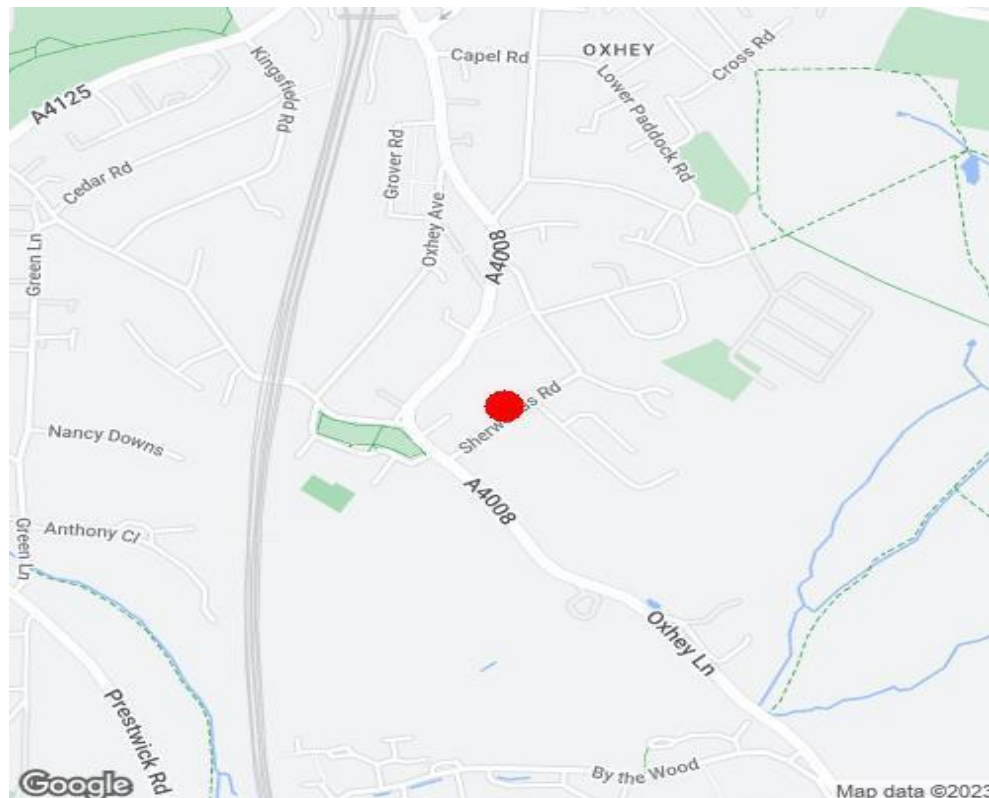
Churchills Bushey

72 High Street, Bushey, Hertfordshire, WD23 3HE

T: 020 8950 0033

[property@churchillsbushey.co.uk](mailto: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.