



5 Haydon Road, Oxhey Village, WD19 4DE

Price £630,000 Freehold

3  1 





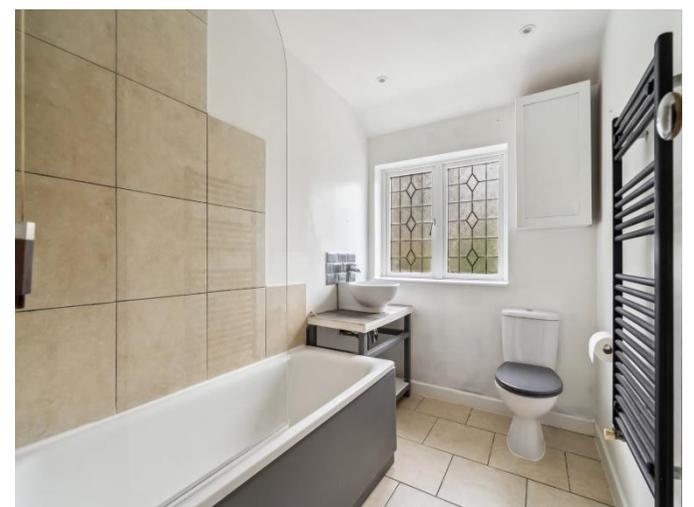
Price £630,000

5 Haydon Road, Oxhey, Watford, Hertfordshire, WD19 4DE

- 3 Bed Mid Terrace House
- Open Plan Living/ Dining Room
- Leaded Light Double Glazed Windows
- Garage & Off Street Parking
- Sought After Location
- Close To Station
- No Upper Chain
- Energy Rating: D

A 1920s 3 BEDROOM MID TERRACE HOUSE,
ENTRANCE PORCH, ENTRANCE HALL,
LIVING ROOM, OPEN PLAN KITCHEN/ DINING ROOM,
3 BEDROOMS, BATHROOM,
GAS CENTRAL HEATING, DOUBLE GLAZED LEADED LIGHT WINDOWS,
MATURE REAR GARDEN,
DOUBLE GARAGE & OFF STREET PARKING,
SOUGHT AFTER RESIDENTIAL LOCATION,
WITHIN WALKING DISTANCE OF BUSHEY MAIN LINE STATION
OFFERED FOR SALE WITH NO UPPER CHAIN







ENTRANCE PORCH

Glazed door leading to

ENTRANCE HALL

Window to the front, wood flooring, staircase to the first floor with cupboards under

LIVING ROOM 13'1" (3.99m) Into Bay x 11'6" (3.51m)

Double glazed leaded light window to the front bay, wood flooring, brick chimney breast

DINING ROOM 12'2" (3.71m) x 11'6" (3.51m)

Double glazed patio doors leading on to the garden, wood flooring, dado rail, lobby housing wall mounted gas fired central heating boiler, plumbing for washing machine and double glazed window to the side aspect, open plan to

KITCHEN 8'9" (2.67m) x 5'9" (1.75m)

Range of wall and base units, working surfaces, 1 1/2 bowl stainless steel sink unit with drainer, fitted gas hob with extractor chimney hood over, fitted electric oven, under counter fridge, dishwasher, inset spot lights, tiled floor, double glazed leaded light window to the rear aspect

FIRST FLOOR LANDING

Access to the loft, picture rail

BEDROOM 1 14'4" (4.37m) Into Bay x 10'2" (3.1m)

Double glazed leaded light window to the front bay, laminate wood flooring, wardrobe cupboards, dado rail

BEDROOM 2 11'7" (3.53m) x 11'5" (3.48m)

Double glazed leaded light window to the rear aspect, picture rail

BEDROOM 3 8'6" (2.59m) x 7'3" (2.21m)

Double glazed leaded light window to the front aspect, picture rail

BATHROOM

Panelled bath with independent shower over, glass shower screen, wash bowl, low flush wc, ladder radiator, wall cabinet, part tiled walls, tiled floor, inset spotlights, double glazed leaded light window to the rear aspect

OUTSIDE

REAR GARDEN

Steps down to decked patio area, pergola, lawn with mature shrubs and borders, paved pathway, pond, outside tap, lighting and power

DOUBLE GARAGE 16'5" (5m) x 16'2" (4.93m)

At the rear of the garden, approached off Brick Kiln Close. With up and over door to the front, door to the side, light and power

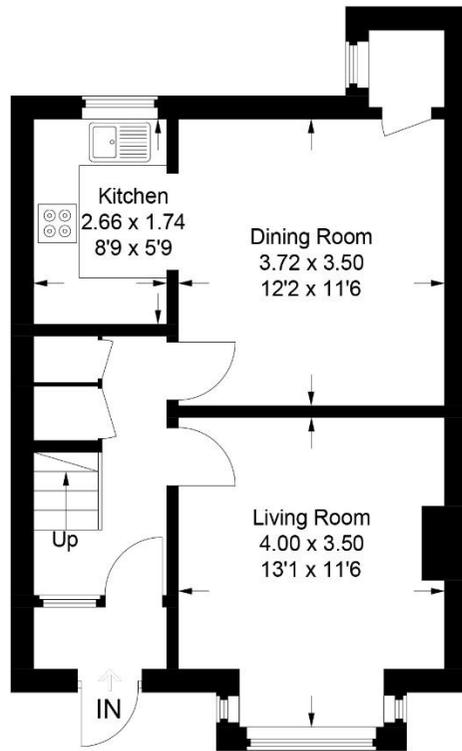
OFF STREET PARKING

Parking for 1 car to the front of the garage, approached off Brick Kiln Close

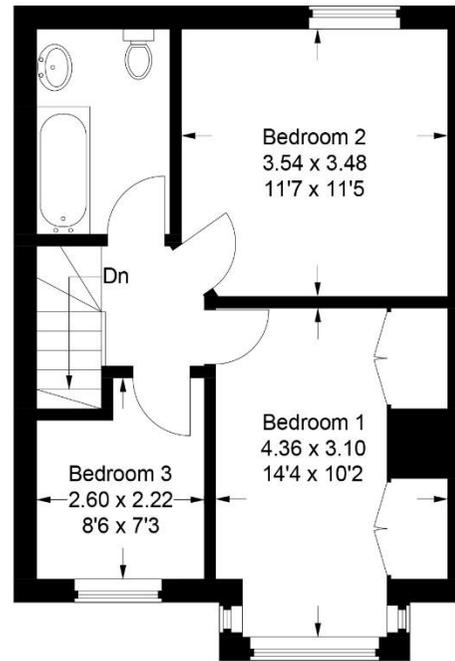
COUNCIL TAX

Hertsmere Borough Council, Tax Band D £2143.23 2024/2025

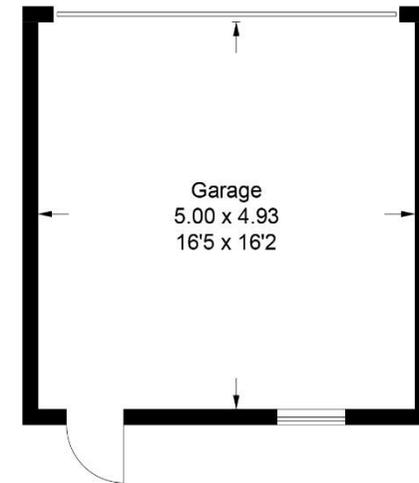
Approximate Gross Internal Area
 Ground Floor = 41.0 sq m / 441 sq ft
 First Floor = 39.7 sq m / 427 sq ft
 Garage = 24.7 sq m / 265 sq ft
 Total = 105.4 sq m / 1133 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

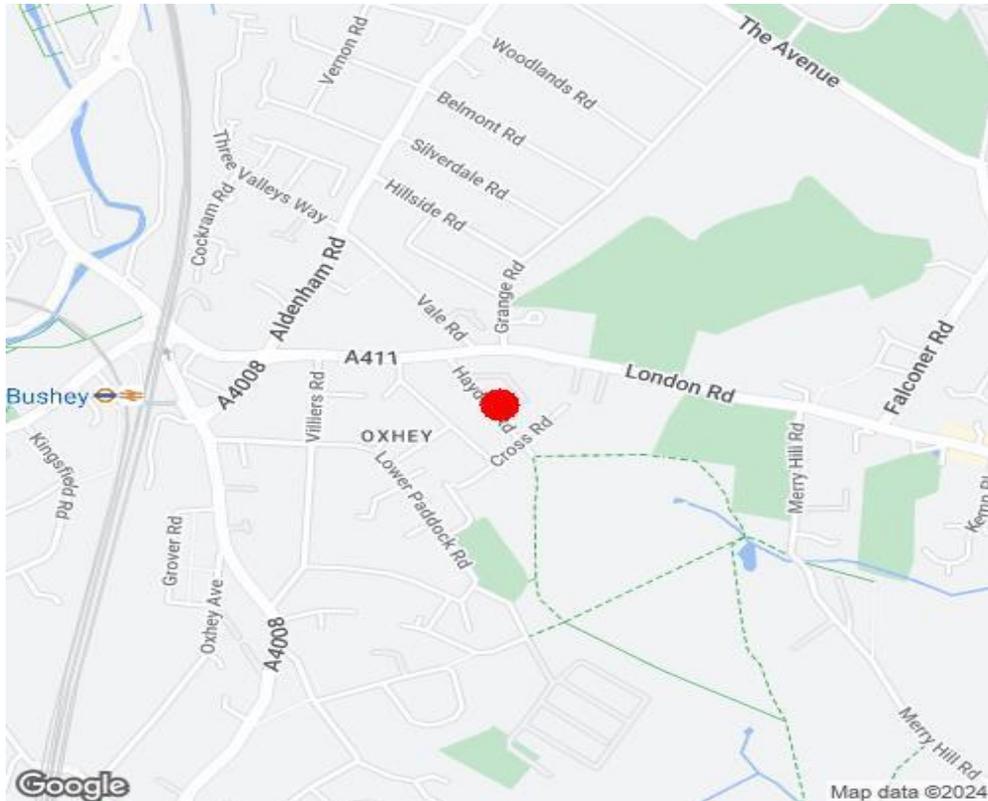
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

© CJ Property Marketing Ltd Produced for Churchills

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	62	
(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.