



53 Brookdene Avenue, Oxhey, Hertfordshire, WD19 4LG

Price £875,000 Freehold

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 **Churchills** Bushey



Price £875,000

53 Brookdene Avenue, Oxhey Hall, Watford,  
Hertfordshire, WD19 4LG

- Beautifully Presented 4 Bedroom 2 Bathroom Detached House
- Open Plan Kitchen/ Diner/ Family Room
- Cloakroom & Separate Utility
- Main Bedroom With Ensuite Shower Room
- Attractive Rear Garden
- Ample Off Street Parking
- Gas Central Heating/ Double Glazing
- Convenient Location Close To Local Amenities
- Council Tax Band F - Three Rivers District Council
- Energy Rating: E

This beautifully presented and tastefully decorated 4 bedroom, 2 bathroom detached home offers an ideal blend of style and practicality, perfect for family living. The ground floor welcomes you with an entrance hall and cloakroom, leading to a bright front reception room. At the heart of the property lies the stunning open plan modern fitted kitchen, dining, and family room, complete with two sets of doors opening onto a private rear garden—perfect for entertaining and outdoor enjoyment. A separate utility room and an integral garage add further convenience. Upstairs, the main bedroom boasts a stylish ensuite shower room, complemented by three additional bedrooms and a contemporary family bathroom. The property benefits from gas central heating, double glazing, and ample off street parking via a block paved driveway. Situated in a sought after residential location close to local shops and schools, this home combines comfort, space, and convenience providing an exceptional choice for families.







# Brookdene Avenue

Approximate Gross Internal Area

Ground Floor = 104.6 sq m / 1,126 sq ft (Including Garage)

First Floor = 69.2 sq m / 745 sq ft

Total = 173.8 sq m / 1,871 sq ft

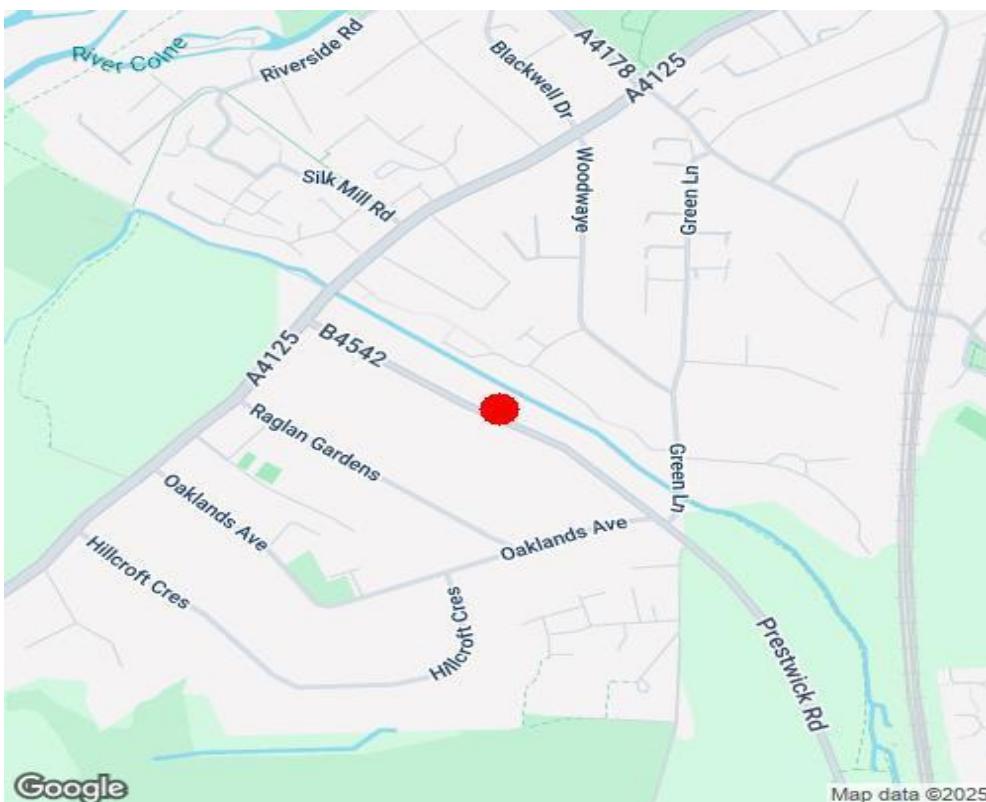
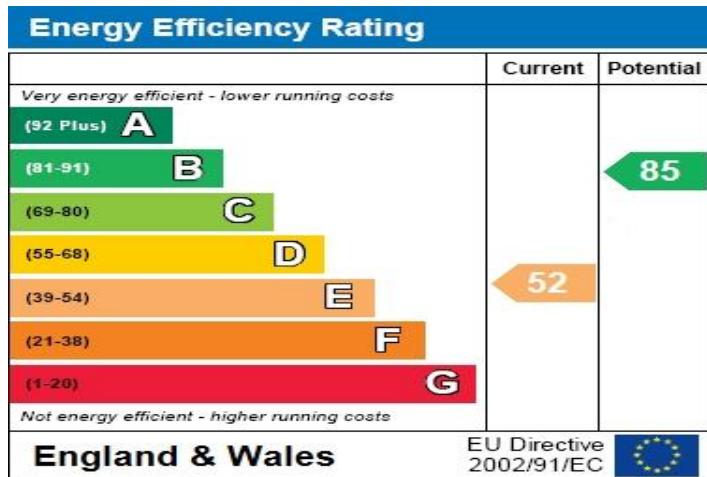


**Ground Floor**

**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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**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.