



33 King Edward Road, Oxhey Village, WD19 4DN

Price £520,000 Freehold

2  1 

 ChurchillsBushey



Price £520,000

**33 King Edward Road, Oxhey Village, Watford,
Hertfordshire, WD19 4DN**

- A Well Presented & Spacious 2 Bedroom Terrace House
- Two Separate Reception Rooms
- Two Double Bedrooms & Large Bathroom All Off First Floor Landing
- Gas Central Heating/ Double Glazing
- Rear Garden
- Residents Permit Parking
- Within Walking Distance of Bushey Main Line Station
- Energy Rating: E

This well presented and spacious terraced house is located in the highly sought after Oxhey Village. The property features two generous double bedrooms and a large family bathroom, all accessed from a first floor landing. On the ground floor, there are two separate reception rooms and a well appointed kitchen, offering ample living and entertaining space. The home benefits from gas central heating and double glazing, including double glazed sash windows in parts, adding to its charm. Outside, there is a private rear garden, and residents permit parking is available. Ideally situated within easy reach of Bushey Mainline Station, the property offers a fast and convenient service to London Euston.







RECEPTION ROOM 1 12'2" (3.71m) x 10'4" (3.15m)

Double glazed window to the front bay with storage cupboards under, meter cupboard, wood flooring

RECEPTION ROOM 2 13'8" (4.17m) x 12'1" (3.68m)

Staircase to the first floor, wood flooring, cupboards and shelving to alcoves, double glazed sash window to the rear aspect

KITCHEN 12'7" (3.84m) x 7'5" (2.26m)

Range of wall and base units, working surfaces, sink unit with drainer, cooker point, extractor chimney hood, plumbing for dishwasher and washing machine, recess for fridge freezer, tiled floor, double glazed windows to the rear and side aspects, double glazed door leading to the outside

FIRST FLOOR LANDING

Access to the loft

BEDROOM 1 10'3" (3.12m) x 10'2" (3.1m)

Double glazed sash window to the front aspect, fitted wardrobe cupboards

BEDROOM 2 10'4" (3.15m) x 9'3" (2.82m)

Double glazed sash windows to the rear aspect, wardrobe cupboard

BATHROOM

Large bathroom, fully tiled with panelled bath with mixer taps and hand held shower attachment, wash hand basin, low flush wc, separate shower cubicle, large airing cupboard housing combi gas fired boiler, double glazed windows to the rear and side aspects

OUTSIDE

REAR GARDEN

Steps down to paved patio area, further steps to lawn area, gated rear access

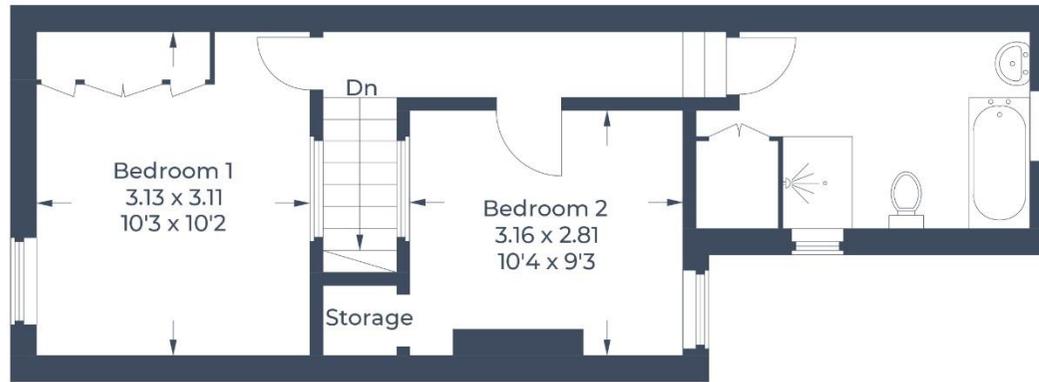
RESIDENTS PERMIT PARKING

Operational hours: 9am - 11am Monday to Friday

COUNCIL TAX

Watford Borough Council, Tax Band D, £2343.38 2025/2026

Approximate Gross Internal Area
Ground Floor = 36.8 sq m / 396 sq ft
First Floor = 36.6 sq m / 394 sq ft
Total = 73.4 sq m / 790 sq ft



First Floor



Ground Floor

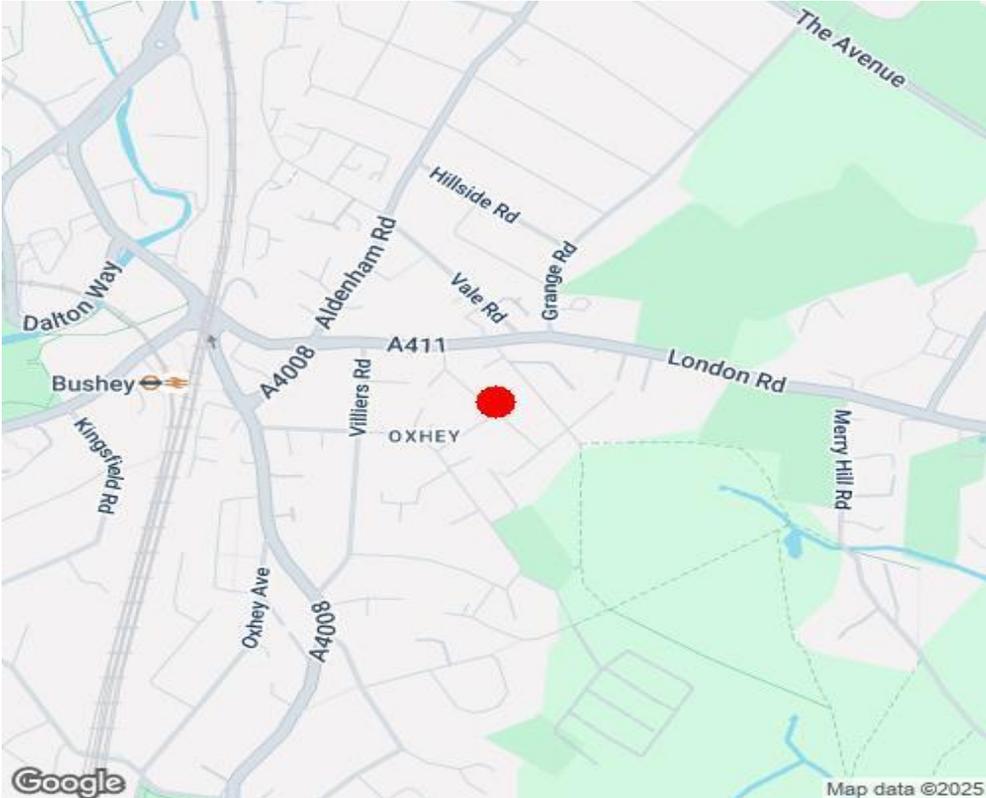
Illustration for identification purposes only,
measurements are approximate, not to scale.

© CJ Property Marketing Produced for Churchills - Bushey

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.