



45 Upper Paddock Road, Oxhey Village, WD19 4DY  
Price £650,000 Freehold

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 ChurchillsBushey





Price £650,000

45 Upper Paddock Road, Oxhey Village, Watford,  
Hertfordshire, WD19 4DY

- An Edwardian 3 Bedroom Semi Detached House
- Retaining Many Original Features/ In Need Of Modernisation
- Two Separate Reception Rooms
- Timber Framed Windows/ Electric Radiators
- Approx 150ft Cottage Style Rear Garden
- Shared Driveway With Parking For 1 Car
- Close To Local Amenities Including Shops & Bushey Main Line Station
- Energy Rating: F

This 3 bedroom semi detached home, built in 1909, is full of character and original period features. Situated in the heart of Oxhey Village, it offers a rare opportunity for modernisation while retaining its timeless appeal. The property features high ceilings, original skirtings, and elegant fireplaces, all contributing to its authentic Edwardian style. A decorative and attractive front door opens into an entrance hall, leading to two separate reception rooms, one of which includes timber framed double doors that open onto the rear garden. A separate breakfast room and a kitchen with a stable door provide access to the approximately 150ft south facing cottage style garden, which is well stocked and includes a timber framed workshop and greenhouse. There is also scope for extension, subject to usual planning consents, offering further potential to enhance this home. Upstairs, there are three bedrooms, two with original fireplaces, and a family bathroom. Timber framed windows throughout enhance the period feel, while electric radiators provide comfort. A shared driveway offers parking for one car, with additional residents permit parking available. Ideally located within walking distance of Bushey Main Line Station, local independent shops, and Oxhey Village Green, this property combines character with convenience.













#### ENTRANCE HALL

Attractive entrance door, staircase to the first floor, electric radiator

#### RECEPTION ROOM 1 14'4" (4.37m) x 11'10" (3.61m)

Timber framed windows to the front bay, feature fireplace with shelving to alcoves, cornice, electric radiator

#### RECEPTION ROOM 2 12'2" (3.71m) x 9'11" (3.02m)

Picture rail, timber framed double doors leading to the garden, electric radiator

#### BREAKFAST ROOM 10'5" (3.18m) x 9'11" (3.02m)

Double glazed window to the side aspect, storage cupboard, vinyl flooring, serving hatch to reception room 2

#### KITCHEN 10'4" (3.15m) x 10'0" (3.05m)

Wall and base units, Corian working surfaces, 1.5 bowl under mount sink unit, fitted Neff ceramic hob with extractor over, Neff electric oven, plumbing for dishwasher and washing machine, space for under counter fridge, plinth with heater/coolant, wood flooring, inset spotlights, timber framed windows to the side and rear, stable door leading to the garden

#### FIRST FLOOR LANDING

Storage cupboard, access to the loft

#### BEDROOM 1 15'8" (4.78m) x 12'2" (3.71m)

Timber framed sash window to the front and side aspects, electric radiator

#### BEDROOM 2 12'3" (3.73m) x 10'0" (3.05m)

Timber framed sash window to the rear aspect, feature fireplace with shelving to alcove, electric radiator

#### BEDROOM 3 12'11" (3.94m) x 10'0" (3.05m)

Timber framed sash window to the rear aspect, storage cupboards housing hot water cylinder, electric radiator, feature fireplace, wood flooring

#### BATHROOM

Timber framed sash window to the side aspect, panelled bath, wash hand basin, low flush wc, wall mounted fan heater

#### OUTSIDE

#### REAR GARDEN

Approximately 150ft cottage style rear garden, well stocked including fruit trees, greenhouse, outside light and tap. Timber framed workshop with windows to the side and rear, double doors top the rear, light and power.

#### OFF STREET PARKING

To the rear of the property approached via shared driveway

#### RESIDENTS PERMIT PARKING

Operational hours between 9am - 11am Monday - Friday.

1st Resident Permit £34.00 per annum

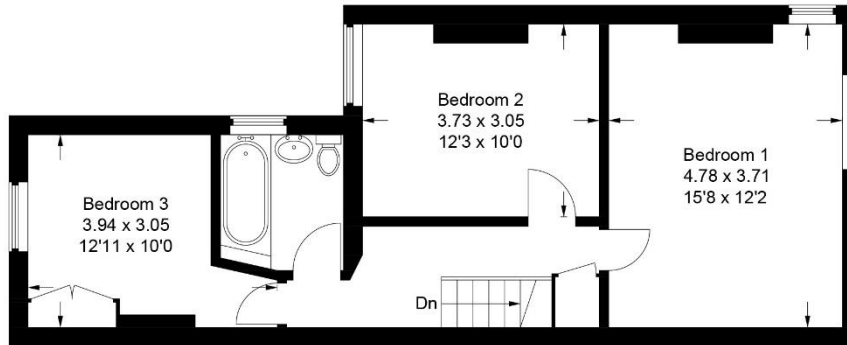
2nd Resident Permit £73.00 per annum

#### COUNCIL TAX

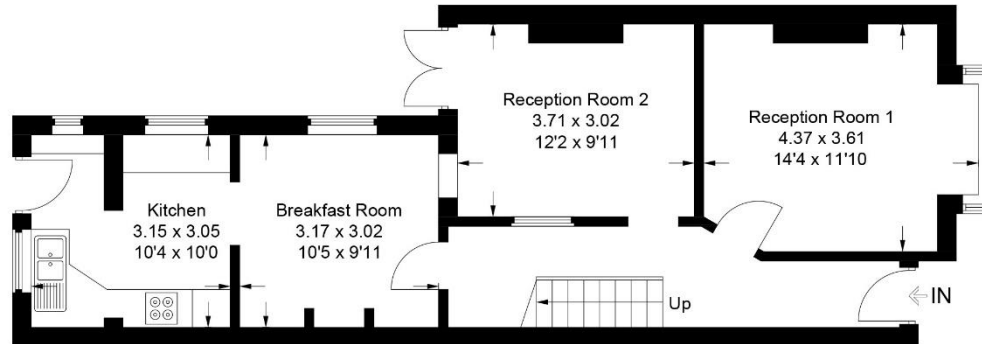
Watford Borough Council, Tax Band E, £2864.14 2025/2026

## Upper Paddock Road

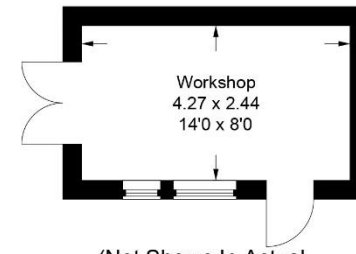
Approximate Gross Internal Area  
Ground Floor = 57.9 sq m / 623 sq ft  
First Floor = 52.6 sq m / 566 sq ft  
Workshop = 10.4 sq m / 112 sq ft  
Total = 120.9 sq m / 1,301 sq ft



**First Floor**



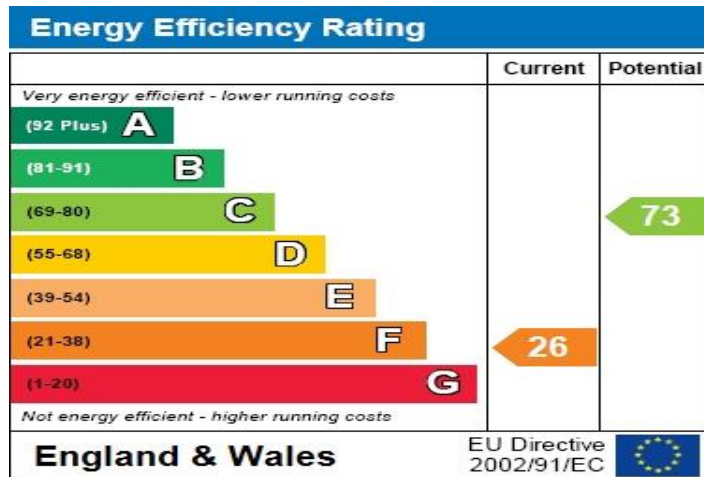
**Ground Floor**



(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.

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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.

