



45 Woodwaye, Oxhey, WD19 4NN

Price £1,100,000 Freehold

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 ChurchillsBushey

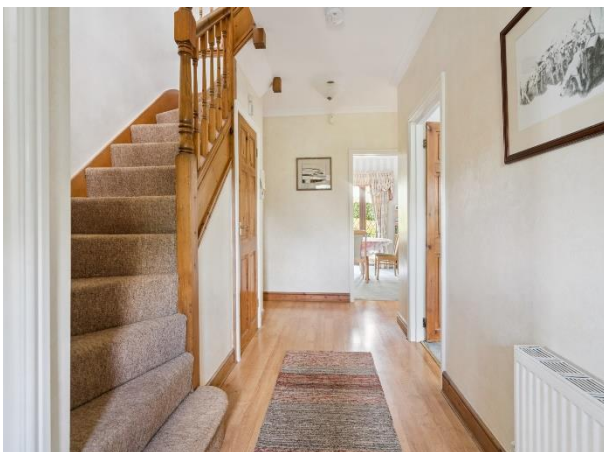


Price £1,100,000

45 Woodwaye, Oxhey, Watford, Hertfordshire, WD19 4NN

- A Well Maintained 4 Bedroom Detached House
- Three Separate Reception Rooms
- Ground Floor Bedroom & Shower Room
- Double Glazed Leaded Light Windows Throughout
- Secluded Rear Garden With Swimming Pool
- Garage & Carriage Driveway
- Sought After Residential Location Close To Bushey Station
- Energy Rating: C

This well maintained 4 bedroom, 2 bathroom double fronted detached home is located on a highly sought after road in Oxhey. Set back from the street and approached via an elegant carriage driveway, the property welcomes you with an entrance porch leading into a spacious hallway. The ground floor offers versatile living space with three separate reception rooms, a modern fitted kitchen and breakfast room, as well as a convenient ground floor bedroom and shower room. Upstairs, there are three additional bedrooms and a stylish family bathroom. The home features gas central heating and double glazed leaded light windows throughout. To the rear, a secluded garden provides a private retreat and includes an impressive, fully covered outdoor swimming pool with a retractable roof and doors, perfect for year round enjoyment. A garage is also accessible from the driveway. Ideally situated in a desirable residential area, the property is within easy reach of Bushey mainline station, offering excellent transport links.











ENTRANCE PORCH

Inset spot lights

ENTRANCE HALL

Laminate wood flooring, staircase to the first floor with cupboard under

RECEPTION ROOM 1 15'3" (4.65m) x 14'5" (4.39m)

Double glazed leaded light windows to the front and side aspects, decorative ceiling rose, fireplace with stove, double doors leading to

RECEPTION ROOM 2 12'8" (3.86m) x 11'2" (3.4m)

Double glazed leaded light doors leading on to the garden

RECEPTION ROOM 3 12'11" (3.94m) x 9'7" (2.92m)

Double glazed leaded light windows to the rear aspect and double doors leading on to the garden, decorative ceiling rose

KITCHEN/ BREAKFAST ROOM 15'0" (4.57m) x 14'5" (4.39m)

Modern range of wall and base units, working surfaces, Franke 1.5 bowl sink unit with drainer, fitted Bosch double oven, Bosch gas hob with extractor chimney hood over, fitted fridge freezer and washing machine, wall mounted gas fired central heating boiler, inset spotlights, tiled floor, space for breakfast table, double glazed leaded light windows to the front and side aspects

BEDROOM 2 11'3" (3.43m) x 9'6" (2.9m)

Double glazed leaded light window to the rear aspect, fitted wardrobe cupboards including bed side tables and bed recess

SHOWER ROOM

Shower cubicle with leaded light window to the side aspect, low flush wc, wash hand basin with drawer under, part tiled walls, tiled floor, additional double glazed leaded light window to the side aspect

FIRST FLOOR LANDING

Double glazed leaded light window to the front aspect, storage cupboard

BEDROOM 1 18'2" (5.54m) x 15'1" (4.6m)

Double glazed leaded light window to the front and rear aspects, fitted wardrobe cupboards, drawer units and dressing table, inset spot lights

BEDROOM 3 11'10" (3.61m) x 9'7" (2.92m)

Double glazed window to the front aspect, fitted dressing table and drawers, double glazed port hole window to the side aspect

BEDROOM 4 10'8" (3.25m) x 8'2" (2.49m)

Double glazed leaded light window to the rear aspect

BATHROOM

Panelled bath with hand held shower attachment, vanity unit incorporating wash hand basin and wc with concealed cistern, chrome ladder radiator, part tiled walls, tiled floor, double glazed leaded light window to the rear aspect

OUTSIDE

REAR GARDEN

Secluded rear garden with paved patio area, steps up to lawn area with trees, garden shed, outside light, further steps up to fully covered swimming pool with retractable roof and doors. Shed with electrics, pump and heating for pool

GARAGE 15'0" (4.57m) x 10'0" (3.05m)

Approached via own driveway with double doors to to the front and personal door leading in to the garden, power.

CARRIAGE DRIVEWAY

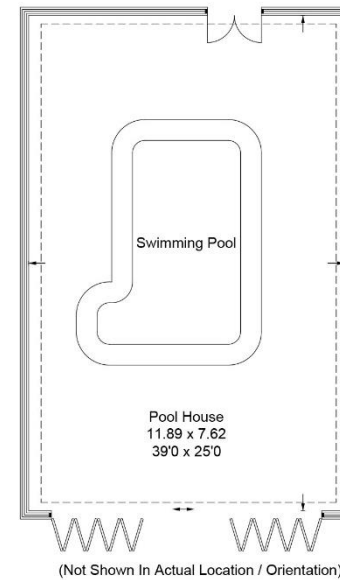
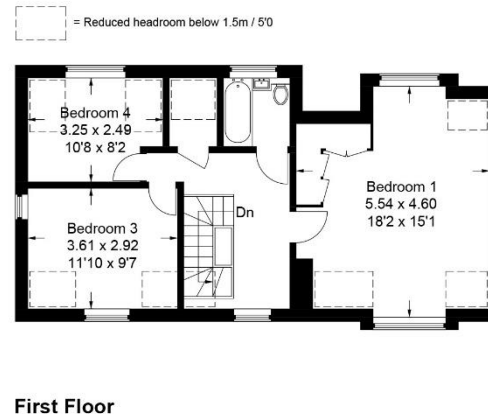
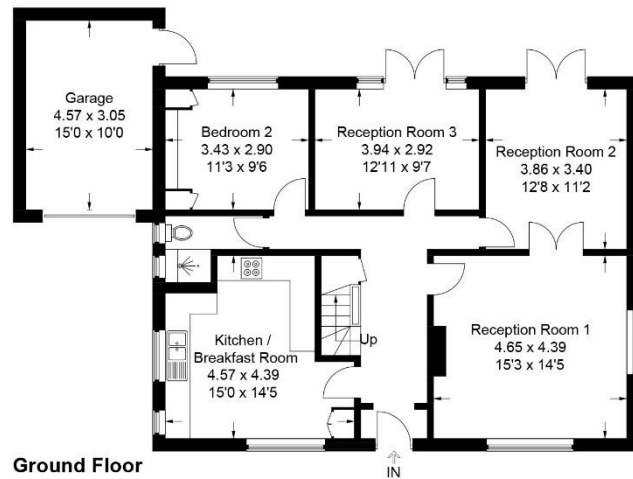
Block paved carriage driveway to the front of the property.

COUNCIL TAX

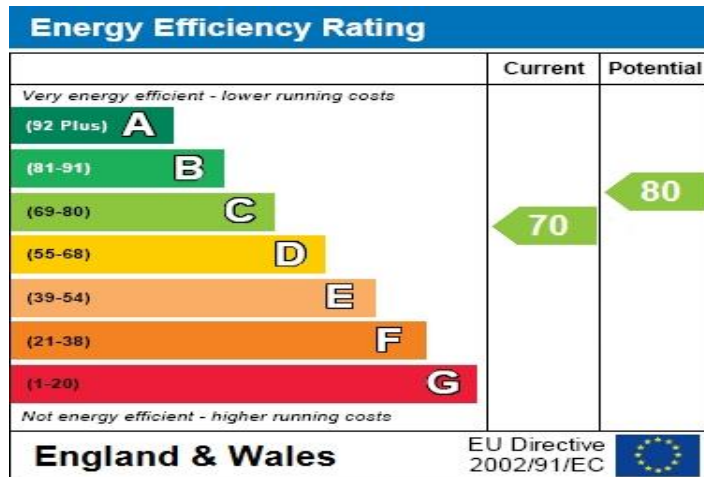
Watford Borough Council, Tax Band F, £3384.89 2025/2026

Woodwaye

Approximate Gross Internal Area
 Ground Floor = 93.8 sq m / 1,010 sq ft
 First Floor = 58.9 sq m / 634 sq ft
 Garage / Pool House = 104.4 sq m / 1,124 sq ft
 Total = 257.1 sq m / 2,768 sq ft



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



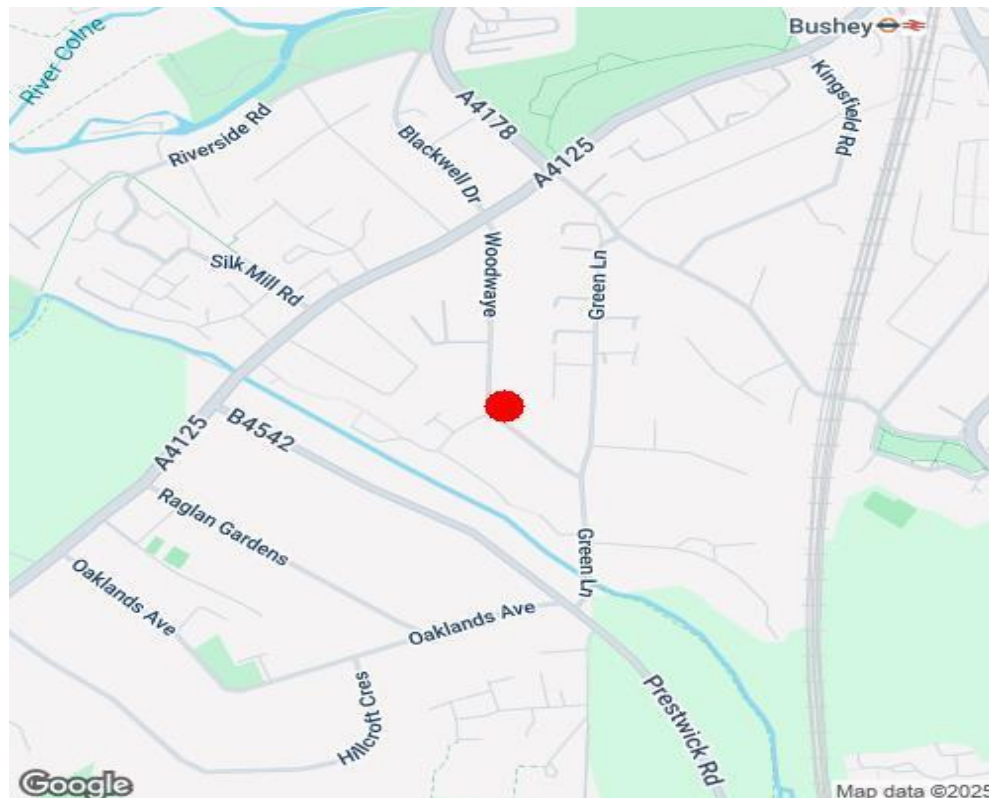
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Important Notice:

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.