



78 Oxhey Avenue, Oxhey, WD19 4HA

Price £565,000 Freehold

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 ChurchillsBushey





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78 Oxhey Avenue, Oxhey, Watford, Hertfordshire, WD19 4HA

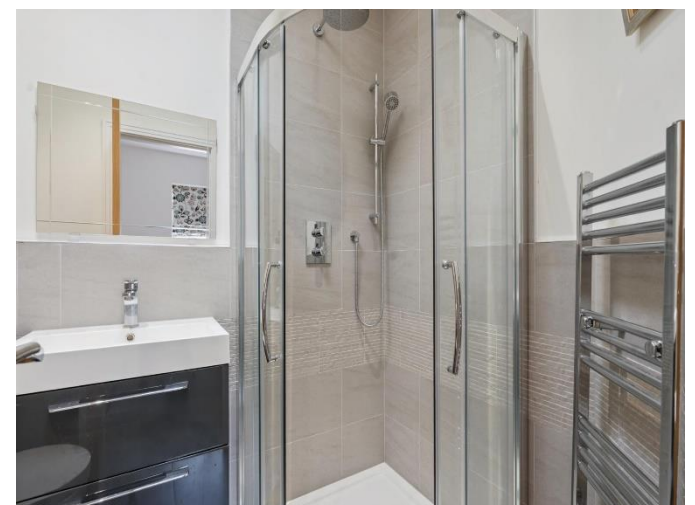
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- Stunning 2 Bed 2 Bath Terrace Cottage
- Under Floor Heating To The Ground Floor
- Heritage Style Sash Windows
- Both Bedrooms With Ensuites
- Landscaped Rear Garden
- Great Location - Within Walking Distance Of Bushey Station
- No Upper Chain
- Energy Rating: B

This beautifully presented and spacious 2 bedroom, 2 bathroom terraced cottage offers stylish modern living in a sought after location. Fully renovated in 2015 to a high specification, the home is tastefully decorated throughout and features a generous 17ft living room with elegant oak flooring, a convenient cloakroom, and a contemporary kitchen/ breakfast room equipped with fitted Bosch appliances. Double glazed bifolding doors open from the kitchen onto a landscaped rear garden complete with a patio area, ideal for outdoor entertaining. Both double bedrooms benefit from luxurious en-suite bathrooms, while the ground floor enjoys the comfort of underfloor heating, complemented by gas central heating throughout. The property also boasts Heritage style double glazed sash windows, enhancing its character. Situated within walking distance of Bushey Line Station, this home offers excellent transport links with a fast service to London Euston, making it perfect for commuters. The property is offered for sale with no upper chain.











LIVING ROOM 17'0" (5.18m) x 11'0" (3.35m)

Double glazed sash windows to the front bay, oak flooring, staircase to the first floor with cupboard under, inset spotlights

INNER LOBBY

Oak flooring

CLOAKROOM

Vanity unit incorporating wash hand basin with cupboards under and wc with concealed cistern, tile floor with under floor heating, tiled walls, inset spot lights, extractor fan

KITCHEN/ BREAKFAST ROOM 19'0" (5.79m) x 10'9" (3.28m)

Range of modern wall and base units with fitted Swarovski studded handles, quartz working surfaces, 1.5 under mount sink unit, integrated Bosch appliances including double oven, microwave, 5 ring gas hob with chimney hood over, fridge freezer and dishwasher. Integrated washing machine. tiled floor with under floor heating, inset spotlights, 2 remote controlled Velux windows to the rear aspect, double glazed bifolding doors leading on to the garden

FIRST FLOOR LANDING

Sun tunnel providing natural light, inset spot light

BEDROOM 1 14'9" (4.5m) x 10'9" (3.28m)

Double glazed sash window to the rear aspect, inset spotlights, door leading to

ENSUITE BATHROOM

Modern fitted bathroom with panelled bath with independent shower over, glass shower screen, vanity unit incorporating wash hand basin with drawers under, fitted wall mirror, wc with concealed cistern, chrome ladder radiator, inset spot lights, extractor fan, sun tunnel providing natural light, part tiled walls, tiled floor

BEDROOM 2 13'1" (3.99m) x 10'11" (3.33m)

Double glazed sash window to the front aspect, inset spotlights, access to the loft (with boiler)

ENSUITE SHOWER ROOM

Modern fitted shower room with corner shower cubicle, vanity unit incorporating wash hand basin with drawers under, wc with concealed cistern, fitted wall mirror, chrome ladder radiator, inset spot lights, extractor fan, sun tunnel providing natural light, part tiled walls, tiled floor

OUTSIDE

LANDSCAPED REAR GARDEN

Large paved patio area with steps up to lawn area with borders, garden shed, outside light, power point, gated rear access

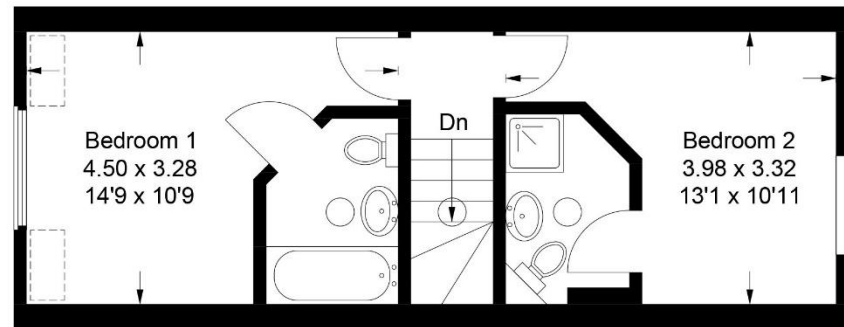
RESIDENTS PERMIT PARKING

Monday - Friday 9am - 11am, First Permit £34 pa, Second Permit £73 pa


COUNCIL TAX

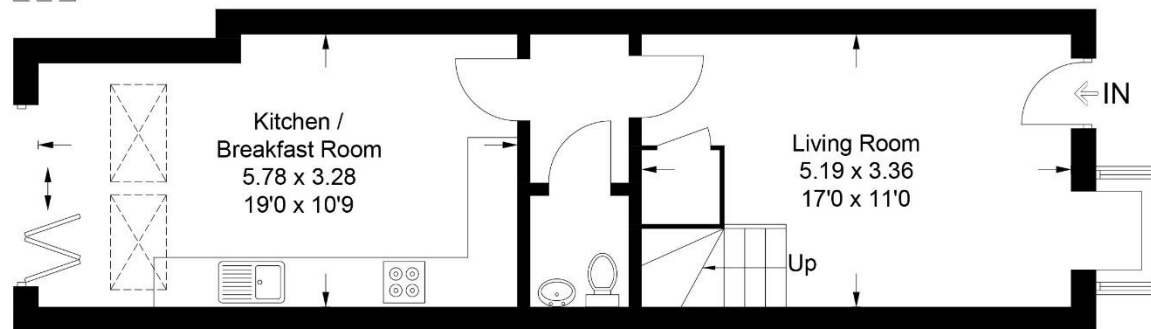
Watford Borough Council, Tax Band D, £2343.38 2025/2026

Approximate Gross Internal Area  
Ground Floor = 41.6 sq m / 448 sq ft  
First Floor = 32.3 sq m / 348 sq ft  
Total = 73.9 sq m / 796 sq ft



**First Floor**

 = Reduced head height below 1.5m




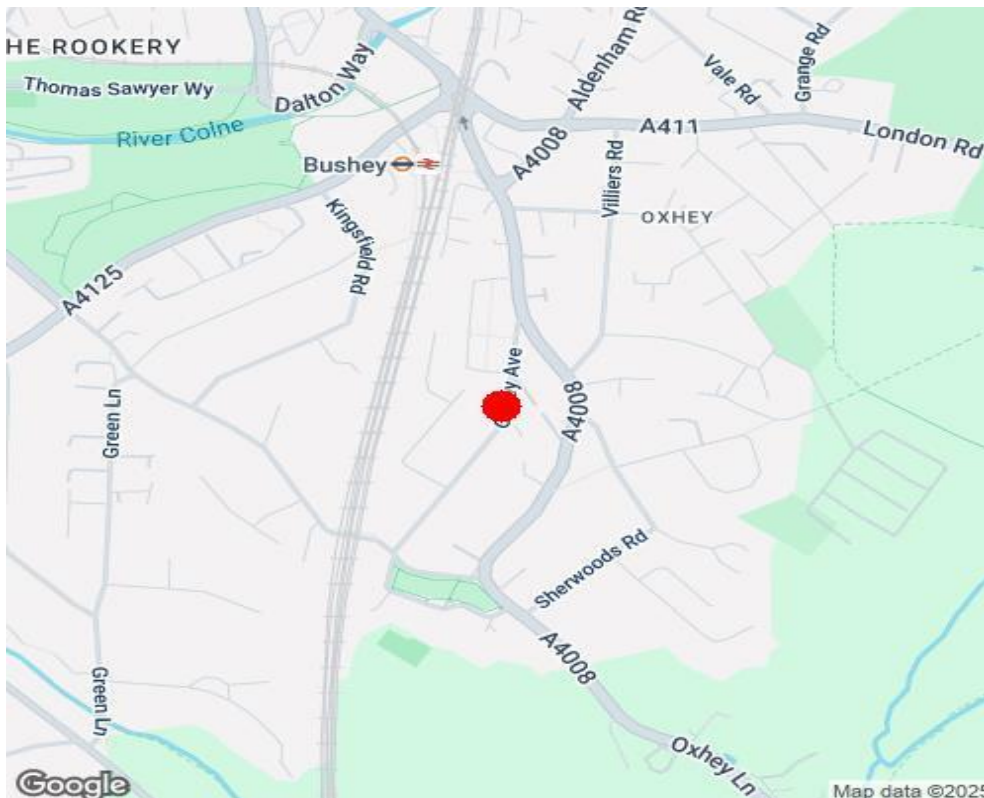
**Ground Floor**

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		94
(81-91) <b>B</b>	82	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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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.