



Churchills

INDEPENDENT ESTATE AGENTS

72 High Street
Bushey
Hertfordshire
WD23 3HE



12 Villiers Road, Oxhey, WD19 4AH

**A 3 BEDROOM TERRACED COTTAGE
ENTRANCE PORCH
24' THROUGH LOUNGE/ DINING ROOM
KITCHEN & UTILITY AREA
GROUND FLOOR BATHROOM
3 BEDROOMS WITH BEDROOM 3 OFF BEDROOM 2
GAS CENTRAL HEATING, DOUBLE GLAZING
170FT MATURE REAR GARDEN
SOUGHT AFTER RESIDENTIAL LOCATION
WITHIN EASY REACH OF BUSHEY MAINLINE STATION**

Price £359,000 Freehold

Colin Pearce FNAEA

Over 70 Years Combined Experience in Residential Estate Agency

John Slager FNAEA

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www.churchillsbushey.co.uk

These particulars are believed to be materially correct though their accuracy is not guaranteed and they do not form part of any contract

ENTRANCE PORCH

Front door to:

THROUGH LOUNGE/ DINING ROOM

24'0" (7.32m) x 11'8" (3.56m)
Fire place feature with display shelving, wall light points, double glazed window to the front



DINING AREA

Staircase with the first floor with recess under, double glazed window to the rear, access to the kitchen



KITCHEN

8'0" (2.44m) x 5'5" (1.65m)
Base units with inset sink unit, cooker point, further cupboards, window to the side, access to the utility area and door to lobby

LOBBY

Storage cupboards, sliding door to the bathroom



GROUND FLOOR BATHROOM

5'7" (1.7m) x 5'3" (1.6m)
Panelled bath with independent shower over, wash hand basin, low flush wc, double glazed window to the side

UTILITY AREA

9'0" (2.74m) x 4'9" (1.45m)
Base units, plumbing for washing machine and space for fridge/freezer, wall mounted gas fired central heating boiler, door leading to the garden



FIRST FLOOR

BEDROOM 1

11'8" (3.56m) x 11'3" (3.43m)
Fitted wardrobe cupboards to alcoves, access to the loft space, double glazed window to the front



BEDROOM 2

11'9" (3.58m) x 8'7" (2.62m)
Airing cupboard with hot water tank, fitted cupboards, double glazed window to the rear, door to bedroom 3



BEDROOM 3

7'2" (2.18m) x 5'8" (1.73m)
Double glazed window to the side



OUTSIDE

REAR GARDEN 170ft approx.

Mature well stocked rear garden with trees, shrubs and fruit trees, pathways, fish pond, multiple sheds and outbuildings

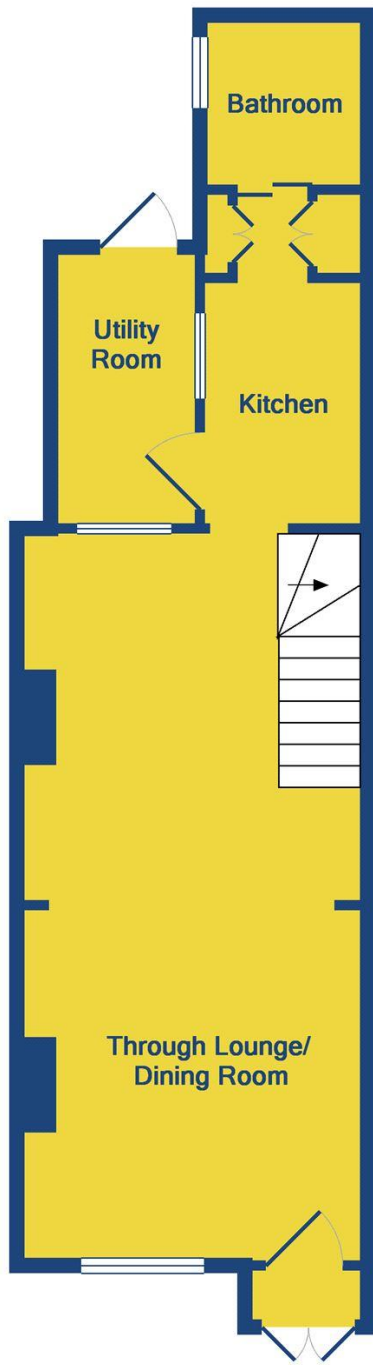
COUNCIL TAX

Watford Borough Council Tax
Band D £1746.92 (2018-2019)





FLOORPLAN



Ground Floor
Approx. Floor
Area 396 Sq.Ft.
(36.8 Sq.M.)



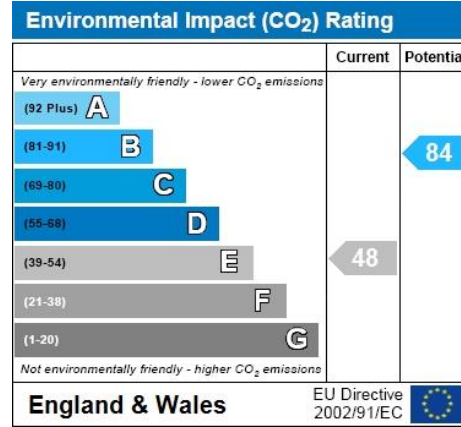
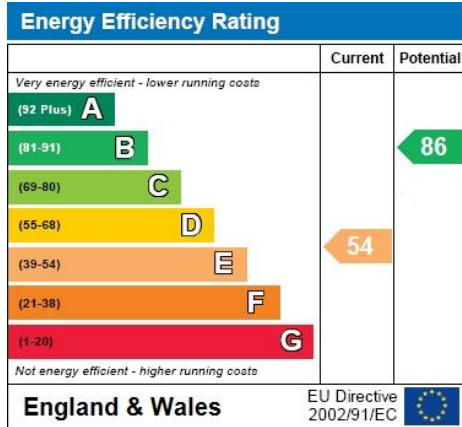
1st Floor
Approx. Floor
Area 298 Sq.Ft.
(27.7 Sq.M.)

Total Approx. Floor Area 694 Sq.Ft. (64.5 Sq.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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**ENERGY PERFORMANCE
GRAPHS**



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