



7 Bucks Avenue, Oxhey, WD19 4AR

**AN EXTENDED 4 BEDROOM DETACHED FAMILY HOME
ENTRANCE HALL WITH STRIPPED INTERNAL DOORS
CLOAKROOM & STUDY
2 SEPARATE RECEPTION ROOMS
19' KITCHEN/ BREAKFAST ROOM
4 BEDROOMS & MODERN SHOWER ROOM ON FIRST FLOOR
GAS CENTRAL HEATING, DOUBLE GLAZING WITH FITTED SHUTTERS
MATURE REAR GARDEN
DETACHED STUDIO
OFF STREET PARKING
SOUGHT AFTER RESIDENTIAL LOCATION CLOSE TO BUSHEY STATION
OFFERED FOR SALE WITH NO UPPER CHAIN**

Price £950,000 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 HALL

Stone tiled floor, stripped internal doors and staircase to the first floor, decorative covings, window to the side with fitted shutters



CLOAKROOM

Low flush wc, wash hand basin, tiled floor and walls, window to the front

RECEPTION ROOM 1

14'0" (4.27m) Into Bay x 12'0" (3.66m)
Double glazed windows to the front bay with fitted shutters, fire place feature, picture rail



RECEPTION ROOM 2

30'0" (9.14m) Max x 11'9" (3.58m)
Stripped wood flooring, fire place feature, door to the kitchen/ breakfast room, double doors and windows leading out to the garden, door to



STUDY

7'4" (2.24m) x 5'9" (1.75m)
Stripped wood flooring, porthole window, large cupboard under the stairs



KITCHEN/ BREAKFAST ROOM

19'8" (5.99m) x 10'3" (3.12m) Max
Range of base units and matching wall cupboards, working surfaces with inset sink unit, cupboard housing gas fired central heating boiler, space for range cooker with stainless steel extractor over, cupboard housing washing machine, integrated dishwasher and space for tumble dryer, ample space for breakfast table, window to the side and overlooking the garden, door to outside

FIRST FLOOR LANDING

Stripped wood flooring, window to the side, storage cupboard



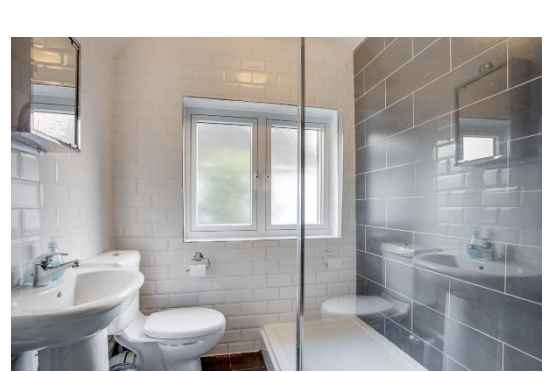
BEDROOM 1

12'0" (3.66m) x 12'0" (3.66m)
Stripped wood flooring, fire place feature, storage cupboard, double glazed window to the front with fitted shutters



BEDROOM 2

11'9" (3.58m) x 7'0" (2.13m)
Stripped wood flooring, loft access, double glazed window to the rear with fitted shutters



BEDROOM 3

9'7" (2.92m) x 7'0" (2.13m)
Stripped wood flooring, double glazed window to the rear with fitted shutters



BEDROOM 4

7'0" (2.13m) x 5'4" (1.63m) Plus Recess
plus entrance recess.
Stripped wood floor, double glazed window to the front with fitted shutters

OUTSIDE

REAR GARDEN

Approx 100ft
Mature garden with paved patio area, lawn, borders and shrubs, garden sheds and treehouse. gated side access, outside tap and lighting



DETACHED STUDIO

15'5" (4.7m) x 7'6" (2.29m)
Previously the garage.
Main room with space for bed, fitted sink unit, 2 ring hob and space for fridge, door to shower room with low flush wc and shower cubicle. Independent power source with fusebox

OFF STREET PARKING

To the front of the property with
block paved driveway

COUNCIL TAX

Watford Borough Council

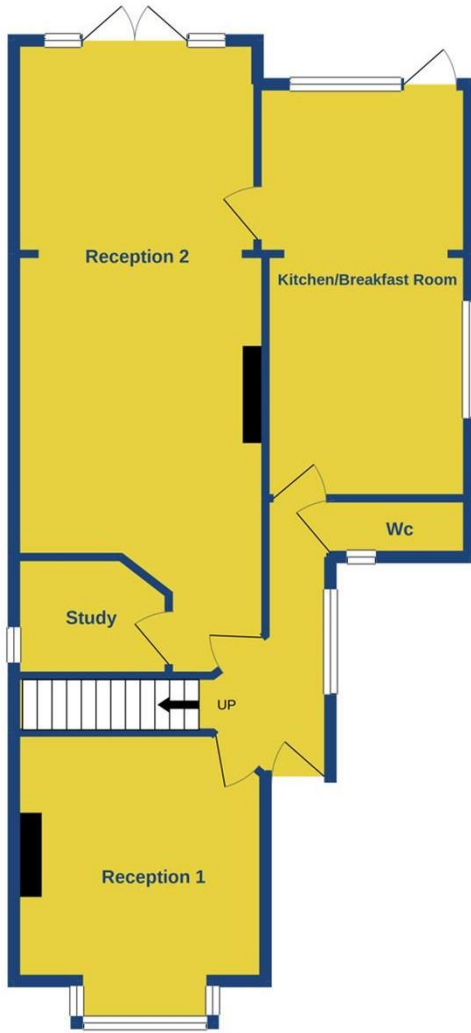
Tax Band E

£2486.89 2022/2023

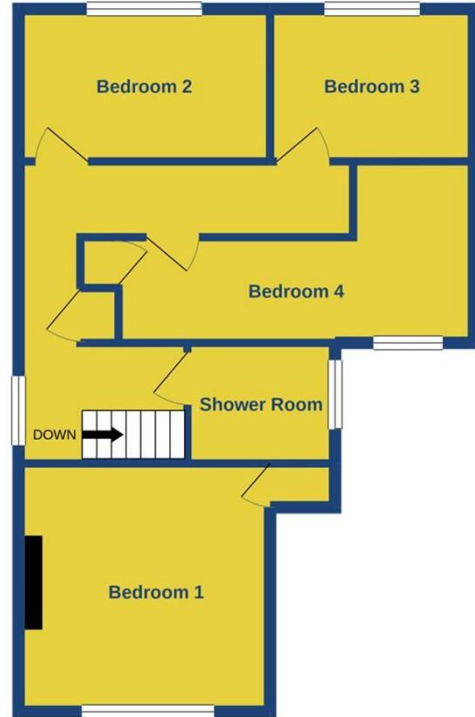


FLOORPLAN

Ground Floor

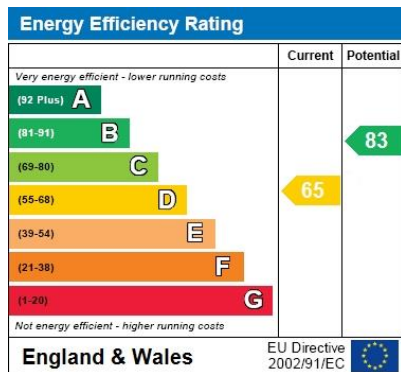


1st Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan 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
GRAPH**



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