



Churchills

INDEPENDENT ESTATE AGENTS

72 High Street
Bushey
Hertfordshire
WD23 3HE



30 Cross Road, Oxhey Village, WD19 4DJ

An extended 4 bedroom 2 bathroom terraced family home
in the Heart of Oxhey Village with views over Attenborough Fields
entrance hall, living room and dining room
kitchen, ground floor bathroom
3 bedrooms on the first floor
bedroom 1 with en-suite shower room on second floor
gas central heating, double glazing
rear garden with open aspect over fields
sought after convenient location
within easy reach of Bushey Mainline Station
with 20 minute service to London Euston

Price £534,000 Freehold

Colin Pearce FNAEA

Over 70 Years Combined Experience in Residential Estate Agency

John Slager FNAEA

020-8950-0033

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

Staircase to the first floor, wood flooring

LIVING ROOM

13'2" (4.01m) x 10'0" (3.05m)
Exposed brick chimney breast with cupboards and shelving to alcoves, wood flooring, double glazed window to the front bay, archway to



DINING ROOM

12'9" (3.89m) x 12'5" (3.78m)
Double glazed window to the rear, wood flooring, cupboard under the stairs, door to



KITCHEN

10'0" (3.05m) x 8'4" (2.54m)
Range of base units and wall cupboards, working surfaces with inset sink unit, electric oven, gas hob with extractor hood over, integrated fridge/freezer, plumbing for washing machine and dishwasher, gas fired central heating boiler (1 year old), tiled walls and floor, double glazed window to the side, access to lobby

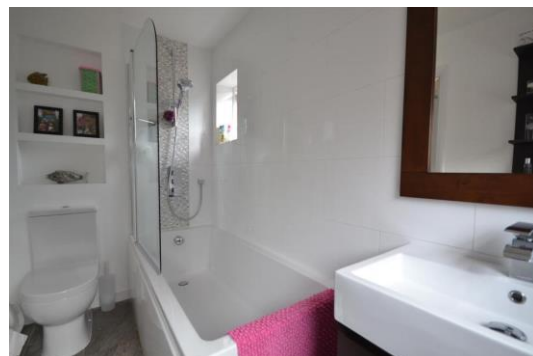


LOBBY

Tiled floor, double glazed door to the garden, door to

GROUND FLOOR BATHROOM

9'0" (2.74m) x 4'10" (1.47m)
Panelled bath with mixer taps and shower attachment, glass shower screen, vanity unit with inset wash hand basin, low flush wc, tiled walls and floor, ladder radiator, double glazed window



FIRST FLOOR LANDING

Staircase to the second floor

BEDROOM 2

12'8" (3.86m) x 11'2" (3.4m)
Fitted wardrobe cupboards to
alcoves, double glazed window
to the front



BEDROOM 3

10'0" (3.05m) x 8'4" (2.54m)
Wash hand basin, double glazed
window to the rear with views
over the fields



BEDROOM 4

12'6" (3.81m) x 7'2" (2.18m)
Double glazed window to the
rear with views over the fields

SECOND FLOOR LANDING

BEDROOM 1

16'7" (5.05m) x 8'4" (2.54m)
Fitted wardrobe cupboards, inset
spotlights, double glazed
window with views over the
fields, door to



EN-SUITE SHOWER ROOM

Corner shower cubicle, vanity
unit with inset wash hand basin,
low flush wc, heated towel rail,
eaves storage cupboard,
skylight window

OUTSIDE

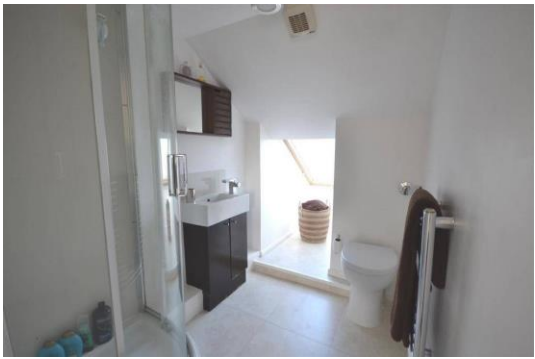
REAR GARDEN

Mainly paved rear garden,
borders and shrubs, outside tap
and lighting, open aspect to the
rear over the fields. Shared side
access



COUNCIL TAX

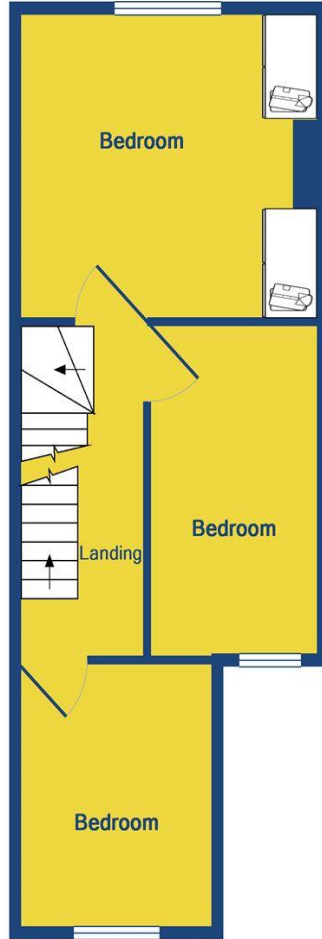
Watford Borough Council Tax
Band D £1816.17 (2019-2020)



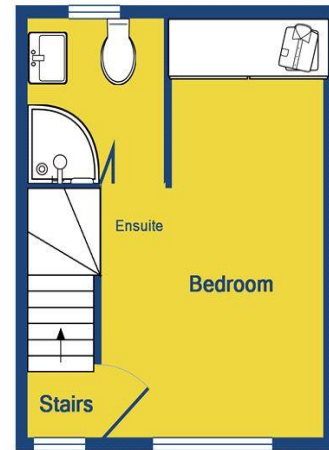
FLOORPLAN



Ground Floor
Approx. Floor
Area 462 Sq.Ft.
(42.9 Sq.M.)



1st Floor
Approx. Floor
Area 385 Sq.Ft.
(35.8 Sq.M.)



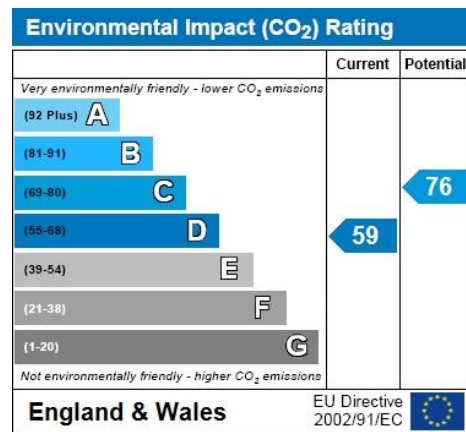
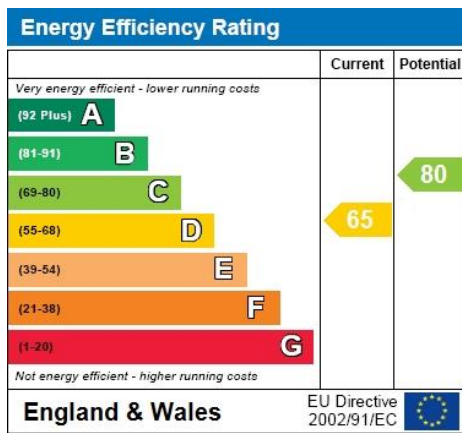
2nd Floor
Approx. Floor
Area 202 Sq.Ft.
(18.8 Sq.M.)

Total Approx. Floor Area 1049 Sq.Ft. (97.4 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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