



# Churchills

INDEPENDENT ESTATE AGENTS

72 High Street  
Bushey  
Hertfordshire  
WD23 3HE



## 19 Oxhey Avenue, Oxhey Village, WD19 4HF

**AN EXTENDED 4 BEDROOM 2 BATHROOM TERRACED HOUSE**  
ENTRANCE HALL  
LIVING ROOM, 17' KITCHEN/ DINING ROOM  
ON GROUND FLOOR  
2 DOUBLE BEDROOMS & BATHROOM ON FIRST FLOOR  
2 FURTHER BEDROOMS & SHOWER ROOM ON SECOND FLOOR  
GAS CENTRAL HEATING, DOUBLE GLAZING  
REAR GARDEN  
IN SOUGHT AFTER LOCATION  
CLOSE TO BUSHEY MAINLINE STATION

**Price £549,995 Freehold**

Colin Pearce FNAEA

Over 70 Years Combined Experience in Residential Estate Agency

John Slager FNAEA

**020-8950-0033**

[www.churchillsbushey.co.uk](http://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

Double glazed windows to the side, front door to

## ENTRANCE HALL

Staircase to the first floor, wood flooring

## LIVING ROOM

13'4" (4.06m) Into Bay x 11'5" (3.48m)

Fire place feature, picture rails, double glazed windows to the front bay with fitted blinds

## KITCHEN/ DINING ROOM

17'0" (5.18m) x 11'9" (3.58m)

Range of base units and matching wall cupboards, working surfaces with inset sink unit, electric oven with gas hob and extractor over, space for dishwasher and fridge/freezer, storage cupboard, ample space for dining table, double glazed windows and double doors leading out to the garden. Large utility cupboard with plumbing for washing machine





## FIRST FLOOR LANDING

### BEDROOM 1

13'4" (4.06m) Into Bay x 9'6" (2.9m)  
Fire place feature, double glazed windows to the front bay and front with fitted blinds



### BEDROOM 2

11'9" (3.58m) x 9'6" (2.9m)  
Sash window to the rear, fire place feature, stripped wooden floor



### BATHROOM

6'9" (2.06m) x 6'4" (1.93m)  
Roll Top freestanding bath, low flush wc, wash hand basin, tiled walls and floor, fire place feature, sash window to the rear



## SECOND FLOOR

### BEDROOM 3

9'9" (2.97m) x 9'8" (2.95m)  
Double glazed window to the rear, inset spotlights



### BEDROOM 4

12'5" (3.78m) x 8'7" (2.62m)  
Limited headroom, 2 skylight windows, eaves storage, inset spotlights

### SHOWER ROOM

6'9" (2.06m) x 6'4" (1.93m)  
Double sized shower cubicle, wash hand basin with cupboard under, low flush wc, tiled floor, inset spotlights, ladder radiator, double glazed window to the rear



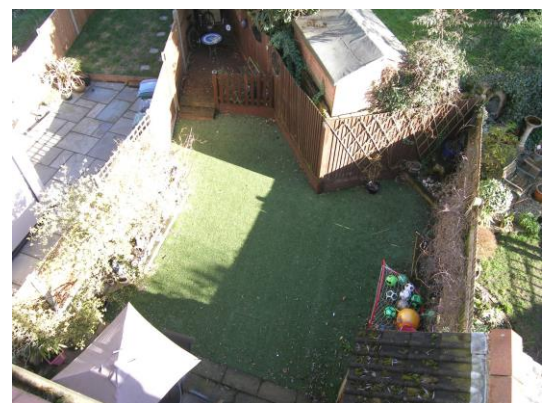
**OUTSIDE**

**REAR GARDEN**

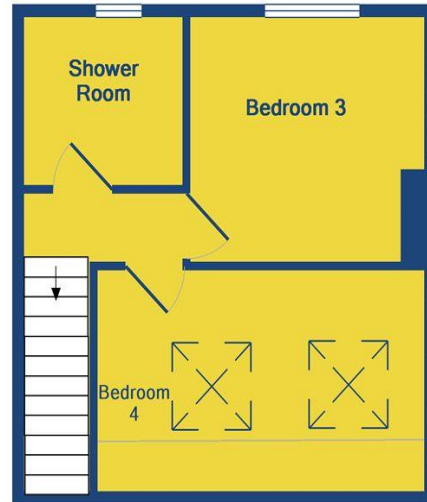
Paved patio rear, astro turfed garden, decked area to the rear, gated side access. Outside WC

**COUNCIL TAX**

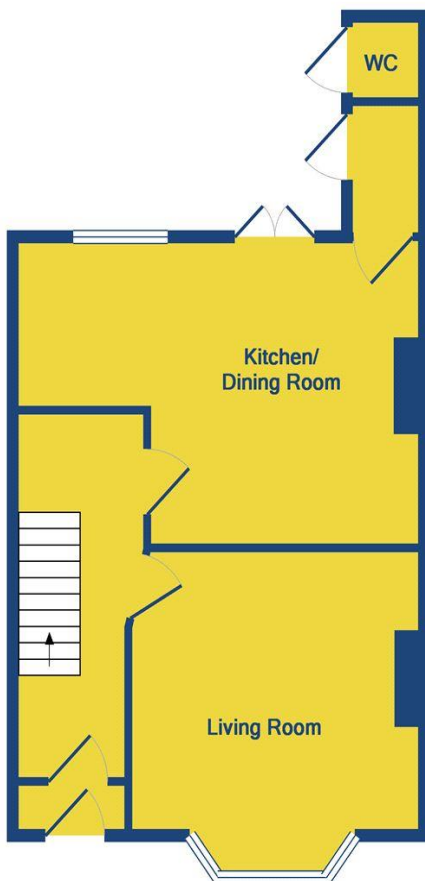
Watford Borough Council Tax  
Band D £1816.17 (2019-2020)



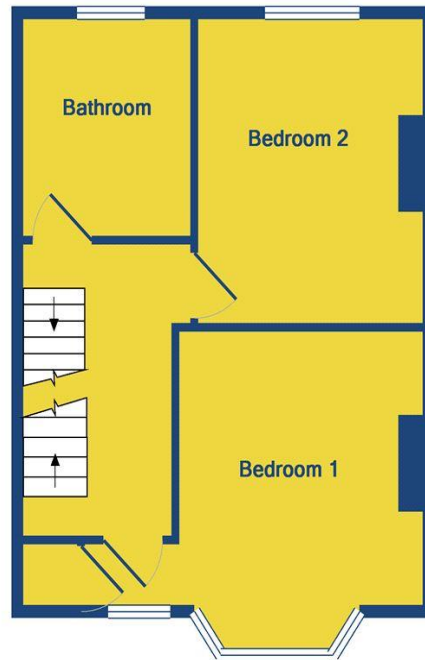
# FLOORPLAN



2nd Floor  
Approx. Floor  
Area 284 Sq.Ft.  
(26.3 Sq.M.)



Ground Floor  
Approx. Floor  
Area 413 Sq.Ft.  
(38.4 Sq.M.)



1st Floor  
Approx. Floor  
Area 387 Sq.Ft.  
(36.0 Sq.M.)

Total Approx. Floor Area 1084 Sq.Ft. (100.7 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

**ENERGY PERFORMANCE  
GRAPHS**

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