



11 Oxhey Road, Oxhey, WD19 4QF

Price £1,195,000 Freehold

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 ChurchillsBushey



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11 Oxhey Road, Oxhey, Watford, Hertfordshire, WD19 4QF

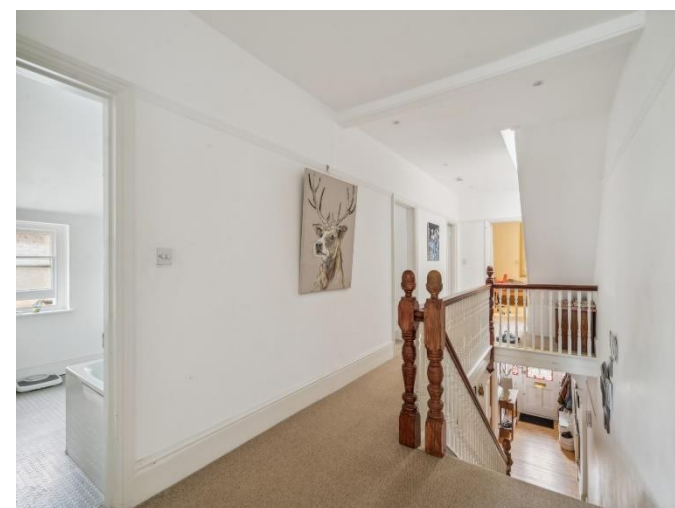
- A Substantial 5 Bed 3 Bath Victorian Semi Detached House
- Retaining Many Original Features
- 26ft Fitted Kitchen/ Dining Room
- Gas Central Heating/ Part Double Glazing
- Approx 70 Ft Rear Garden
- Off Street Parking To The Front
- Close To Bushey Main Line Station
- Energy Rating: D

This spacious Victorian semi detached house, built in the 1890s, offers substantial living space with five bedrooms and three bathrooms.

Extended in 2014, the property now includes a main bedroom on the second floor, featuring a Juliette balcony, a walk-in wardrobe, and an ensuite bathroom. The house retains many of its original features, such as high ceilings & deep skirtings, ornate cornicing, period fireplaces and a stunning stained glass entrance door. A grand entrance hall with an imposing staircase welcomes you inside, leading to two separate reception rooms and a spacious fitted kitchen/dining area with bifolding doors that open onto the garden, perfect for entertaining.

The property also benefits from off street parking at the front and is conveniently located within walking distance of local schools, a nearby park, and Bushey Main Line Station.









ENTRANCE HALL

Stained glass leaded light windows and entrance door, stripped wood flooring, ornate cornicing, picture rail, inset spotlights, staircase to the first floor with large storage cupboard under, large coat cupboard

RECEPTION ROOM 1 17'7" (5.36m) Into Bay x 15'5" (4.7m)

Double glazed sash window to the front bay with fitted shutters, stripped wood flooring, picture rail, attractive fireplace feature with fitted coal effect gas fire, shelving to alcoves, decorative radiator cover

RECEPTION ROOM 2 24'8" (7.52m) x 13'5" (4.09m)

Sash windows to the side aspect, laminate wood flooring, inset spotlights, cupboard housing wall mounted gas fired central heating boiler (Worcester Bosch)

KITCHEN/ DINING ROOM 26'0" (7.92m) x 13'5" (4.09m)

Range of wall and base units with quartz working surfaces, stainless steel butler sink, integrated Neff electric ovens, Neff 6 ring gas hob with Bosch extractor chimney hood over, recess for fridge freezer and Bosch dishwasher. Central island with wooden working surfaces, wine fridge and cupboards under.

Inset spotlights, stripped wood flooring, ornate cornicing, space for dining table, skylight window, double glazed bifolding doors leading on to the garden

INNER LOBBY

Stripped wood flooring, inset spotlights, double glazed doors leading to the outside, access to

CLOAKROOM/ UTILITY ROOM

Low flush wc, double glazed windows, wash hand basin vinyl flooring, utility area with plumbing for washing machine and space for tumble dryer

STUDY 10'9" (3.28m) x 8'6" (2.59m)

Approached off kitchen/ dining room with glass sliding pocket door, skylight window, inset spotlights, double glazed window to the rear aspect

FIRST FLOOR LANDING

Inset spotlights, picture rail, staircase to the second floor

BEDROOM 2 17'7" (5.36m) Into Bay x 12'10" (3.91m)

Double glazed sash window to the front bay with fitted shutters, wardrobe cupboard, picture rail, inset spotlights, pocket door leading to

ENSUITE BATHROOM

Panelled bath with independent shower over, glass shower screen, large vanity unit incorporating wash hand basin wc with concealed cistern and cupboards under, large fitted wall mirror, ladder radiator, sash window to the side aspect, inset spotlights, vinyl flooring

BEDROOM 3 15'6" (4.72m) x 13'9" (4.19m)

Double aspect room with double glazed windows to the rear and side aspects, wardrobe cupboard, attractive fireplace feature, picture rail, inset spotlights

BEDROOM 4 14'6" (4.42m) x 8'7" (2.62m)

Double glazed sash window to the front aspect with fitted shutters, inset spotlights

BEDROOM 5 13'5" (4.09m) x 7'1" (2.16m)

Double glazed sash window to the side aspect, inset spotlights

FAMILY BATHROOM

Panelled bath with independent shower over, glass shower screen, large vanity unit incorporating wash hand basin wc with concealed cistern and cupboards under, large fitted wall mirror, ladder radiator, sash windows to the side aspect, inset spotlights, extractor fan, vinyl flooring

SECOND FLOOR LANDING

With walk in boarded loft housing a Megaflo

BEDROOM 1 17'7" (5.36m) x 14'8" (4.47m)

Double glazed windows to the rear, double glazed door with glass Juliette balcony, inset spotlights, door to walk in wardrobe and door to ensuite

DRESSING ROOM

Two Velux windows with fitted blinds, inset spotlights, large eaves storage

ENSUITE SHOWER ROOM

Independent shower cubicle, low flush wc, vanity unit incorporating 2 wash hand basins with drawers under, large mirrored wall cabinet, chrome ladder radiator, inset spotlights, extractor fan, Amtico flooring, Velux window to the front aspect

OUTSIDE

REAR GARDEN

Approx 70ft. With York stone patio area, lawn with borders, mature shrubs and fruit trees, garden shed, outside light, gated side access

OFF STREET PARKING

Block paved driveway to the front of the property providing parking for at least 2 cars

COUNCIL TAX

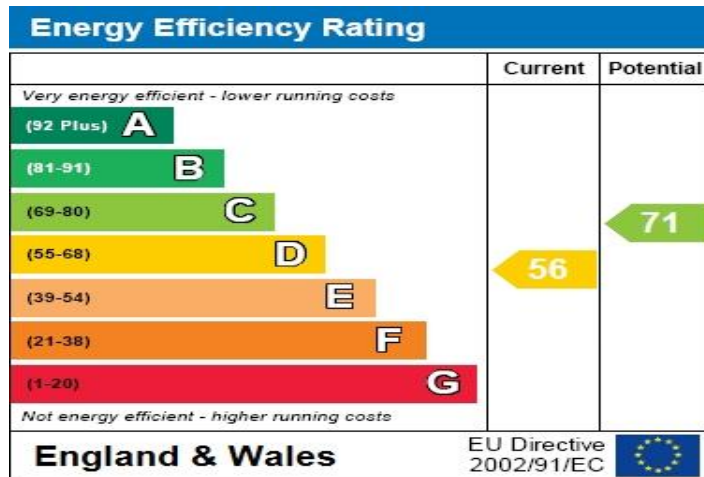
Watford Borough Council, Tax Band G, £ 3727.16 2024/2025

Approximate Gross Internal Area
 Ground Floor = 132.6 sq m / 1,427 sq ft
 First Floor = 101.4 sq m / 1,091 sq ft
 Second Floor = 47.2 sq m / 508 sq ft
 Total = 281.2 sq m / 3,026 sq ft
 (Excluding Eaves)



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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Part of the **F** fairfield family



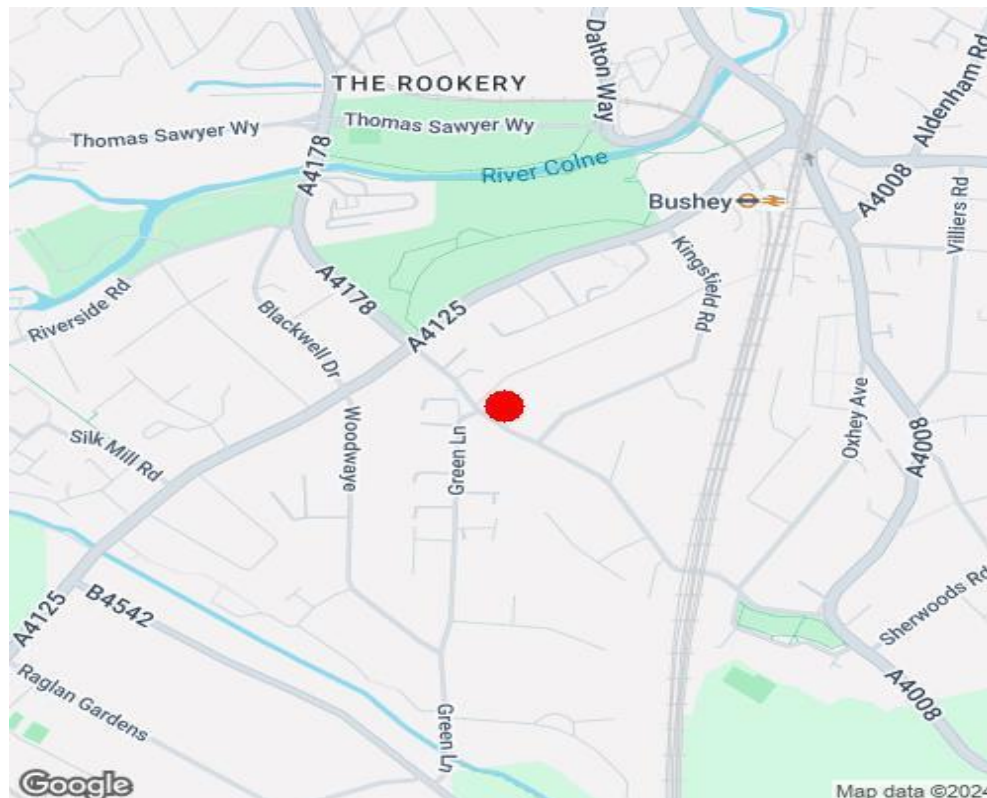
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Important Notice:

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.