



## 17 Cross Road, Oxhey Village, WD19 4DQ

**A 4 BEDROOM 2 BATHROOM SEMI DETACHED HOUSE  
WELL PRESENTED THROUGHOUT  
ENTRANCE HALL, LIVING ROOM  
17FT MODERN KITCHEN/ BREAKFAST ROOM  
3 BEDROOMS & FAMILY BATHROOM ON 1ST FLOOR  
MAIN BEDROOM & ENSUITE SHOWER ROOM ON 2ND FLOOR  
DOUBLE GLAZING WITH FITTED WHITE SHUTTERS TO THE FRONT  
GAS CENTRAL HEATING  
REAR GARDEN  
SOUGHT AFTER LOCATION IN THE HEART OF OXHEY VILLAGE  
WITHIN EASY REACH OF BUSHEY MAINLINE STATION**

**Price £630,000 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)

## ENTRANCE HALL

Double glazed front door, wood flooring, staircase to the first floor, storage cupboards

## LIVING ROOM

13'0" (3.96m) Into Bay x 11'4" (3.45m)  
Double glazed bay window to the front with fitted white shutters, radiator cover, wood flooring



## KITCHEN/ BREAKFAST ROOM

16'2" (4.93m) x 11'3" (3.43m) Max  
Modern range of wall and base units with wooden working surfaces, ceramic sink and drainer unit with mixer tap, integrated eye level double oven, gas hob with stainless steel splash back and chimney hood over, space for fridge freezer, plumbing for washing machine and dishwasher, tiled floor, space for breakfast table, double glazed windows to the rear and double glazed door to garden



## FIRST FLOOR LANDING

Staircase to the second floor

## BEDROOM 2

11'4" (3.45m) x 10'4" (3.15m)  
Double glazed window to the front with fitted white shutters



## BEDROOM 3

1'5" (0.43m) x 10'0" (3.05m)  
Double glazed window to the rear

## BEDROOM 4

8'6" (2.59m) x 6'6" (1.98m)  
Double glazed window to the front with fitted white shutters



## BATHROOM

8'3" (2.51m) x 7'0" (2.13m)  
Modern suite including bath with independent shower over and glass shower screen, low flush wc, wash hand basin with drawers under, inset spot lights, double glazed window to the rear, large cupboard housing gas fired combination boiler



## SECOND FLOOR LANDING

### BEDROOM 1

17'8" (5.38m) Max x 11'7" (3.53m)  
Double glazed window to the rear, skylight windows to the front, inset spotlights, wardrobe cupboards, door to



### EN SUITE SHOWER ROOM

7'9" (2.36m) x 5'0" (1.52m)  
Large walk in shower cubicle, low flush wc, wash hand basin with drawers under, chrome ladder radiator, extractor fan, tiled walls and floor, inset spotlights, double glazed window to the rear



## OUTSIDE

### REAR GARDEN

Decked patio area, lawn with raised borders, garden shed, gated side access, outside tap

### COUNCIL TAX

Hertsmere Borough Council  
Tax Band D  
£1873.54 (2021/2022)



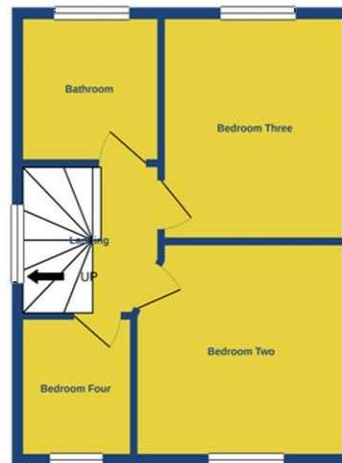


# FLOORPLAN

399 sq.ft. (37.1 sq.m.) approx.



1st Floor  
391 sq.ft. (36.3 sq.m.) approx.



2nd Floor  
316 sq.ft. (29.4 sq.m.) approx.

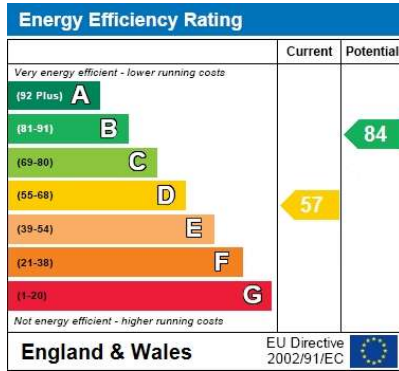


TOTAL FLOOR AREA : 1106 sq.ft. (102.7 sq.m.) approx.

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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