



76 Upper Paddock Road, Oxhey Village, WD19 4DZ

Price £800,000 Freehold

5  2 

 ChurchillsBushey



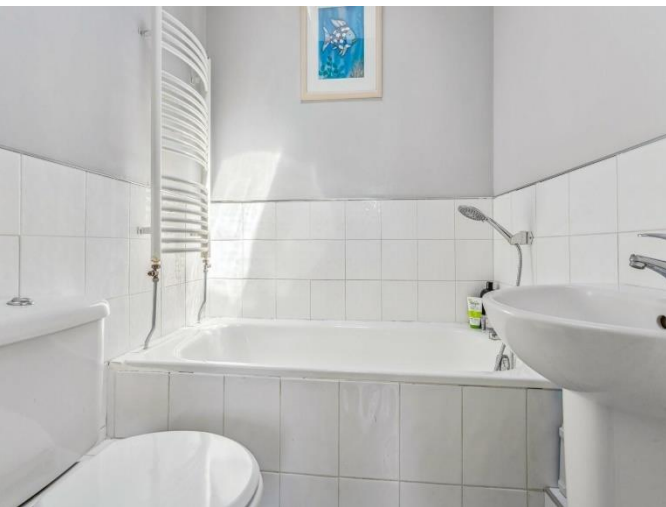
Price £800,000

**76 Upper Paddock Road, Oxhey Village, Watford,
Hertfordshire, WD19 4DZ**

- A 5 Bed Detached House
- Heart of Oxhey Village
- Previously A Public House
- Versatile Living Accomodation
- Off Street Parking
- Close To Station
- No Upper Chain
- Energy Rating: D

A UNIQUE 5 BEDROOM 2 BATHROOM DETACHED HOUSE, PREVIOUSLY `THE HAYDON ARMS` PUBLIC HOUSE, SITUATED IN THE HEART OF OXHEY VILLAGE, WITH VERSATILE LIVING ACCOMMODATION ON THE GROUND FLOOR, INCLUDING 3 RECEPTION ROOMS, KITCHEN, UTILITY ROOM, TWO BEDROOMS & BATHROOM, UPSTAIRS THERE ARE 3 BEDROOMS & BATHROOM GAS CENTRAL HEATING, DOUBLE GLAZING, REAR GARDEN, OFF STREET PARKING TO THE FRONT, POTENTIAL FOR SELF CONTAINED ANNEX & FIRST FLOOR SIDE & REAR EXTENSION (STPP), WITHIN WALKING DISTANCE OF BUSHEY STATION, CLOSE TO LOCAL SHOPS AND PARK, OFFERED FOR SALE WITH NO UPPER CHAIN







ENTRANCE PORCH

ENTRANCE HALL

LIVING ROOM 26'5" (8.05m) x 14'4" (4.37m)

Double glazed sash windows to the front, feature exposed brick wall, coat cupboard

DINING ROOM 12'1" (3.68m) x 10'8" (3.25m)

Double glazed sash window to the front

FAMILY ROOM 12'1" (3.68m) x 10'1" (3.07m)

Staircase to the first floor, double glazed door leading on to the garden

KITCHEN 17'9" (5.41m) x 7'6" (2.29m)

Range of wall and base units, working surfaces, stainless steel sink unit with drainer, built in gas hob with extractor hood over, built in oven, space for dishwasher, inset spotlights, laminate wood flooring

UTILITY ROOM 9'8" (2.95m) x 4'8" (1.42m)

Double glazed sash window to the front, space for washing machine and tumble dryer, gas fired central heating boiler, tiled floor, cupboard housing Megaflo

BEDROOM 4 16'2" (4.93m) x 12'3" (3.73m)

Double glazed sash window to the front, double glazed french doors leading on to the garden, inset spotlights, roof lantern

BEDROOM 5 11'7" (3.53m) x 9'1" (2.77m)

Double glazed window to the side

GROUND FLOOR BATHROOM

Panelled bath, wash hand basin with pedestal, low flush wc, ladder radiator, tiled floor, skylight window

FIRST FLOOR LANDING

Access to loft, double glazed window

BEDROOM 1 14'7" (4.45m) x 12'1" (3.68m)

Double aspect room with double glazed sash windows to the front and rear, fitted wardrobe cupboards

BEDROOM 2 12'1" (3.68m) x 10'3" (3.12m)

Double glazed sash window to the front, fireplace

BEDROOM 3 11'3" (3.43m) x 6'8" (2.03m)

Double glazed sash window to the side

BATHROOM

Large walk in shower, back to wall wc, wash hand basin with pedestal, fitted wall mirror, double glazed window to the side, part tiled walls, tiled floor

OUTSIDE

REAR GARDEN

Patio area, lawn, outside lighting and tap, gated side access

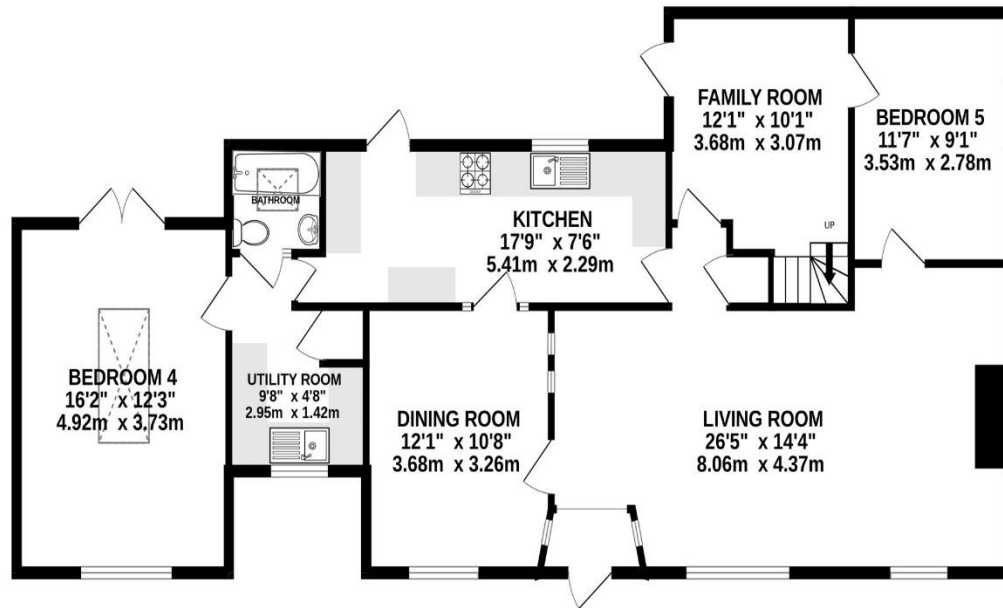
OFF STREET PARKING

To the front of the property

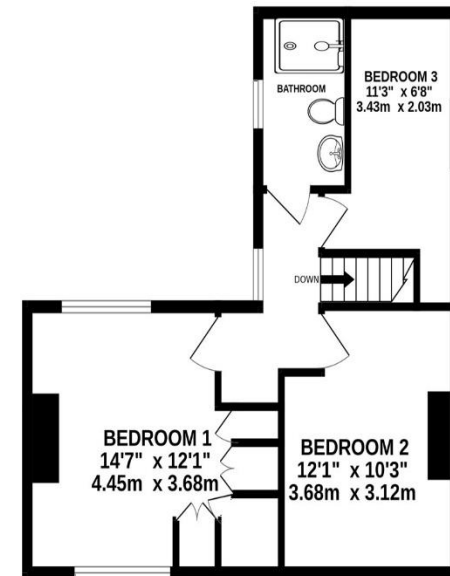
COUNCIL TAX

Watford Borough Council Tax Band F £3230.21 2024/2025


GROUND FLOOR



1ST FLOOR

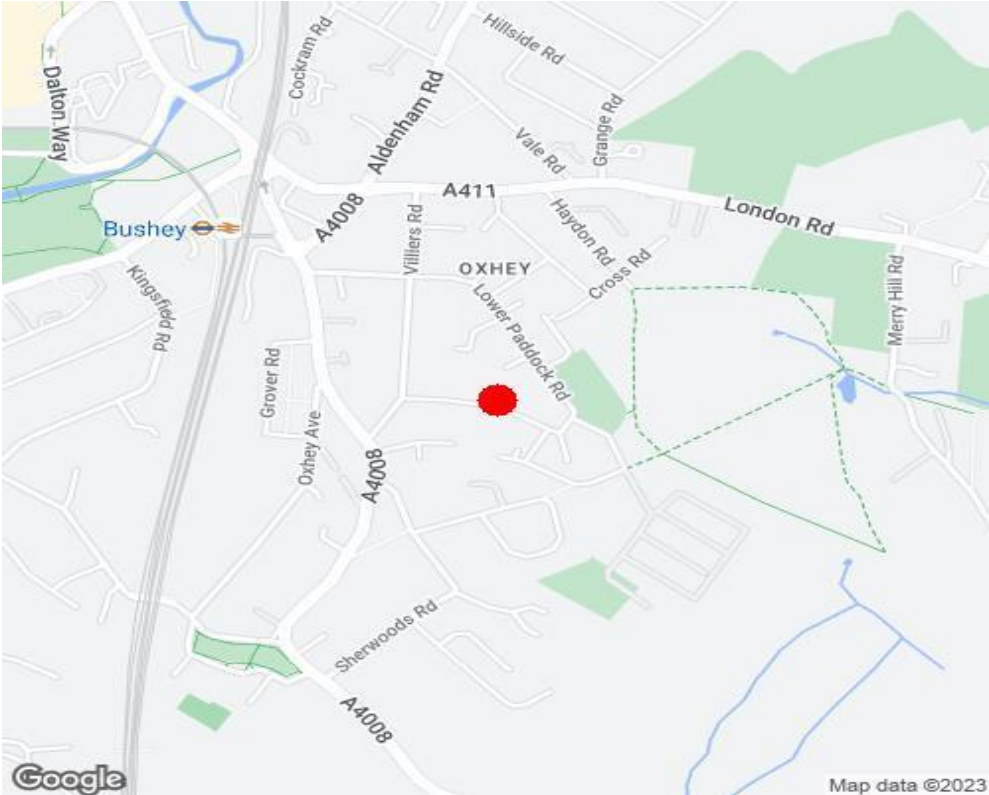


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Metropix ©2024

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Churchills Bushey
 72 High Street, Bushey, Hertfordshire, WD23 3HE
 T: 020 8950 0033
property@churchillsbushey.co.uk
<https://www.churchillsbushey.co.uk>



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.