



37 Sherwoods Road, Oxhey, WD19 4AY

Price £750,000 Freehold

3  2 

 ChurchillsBushey



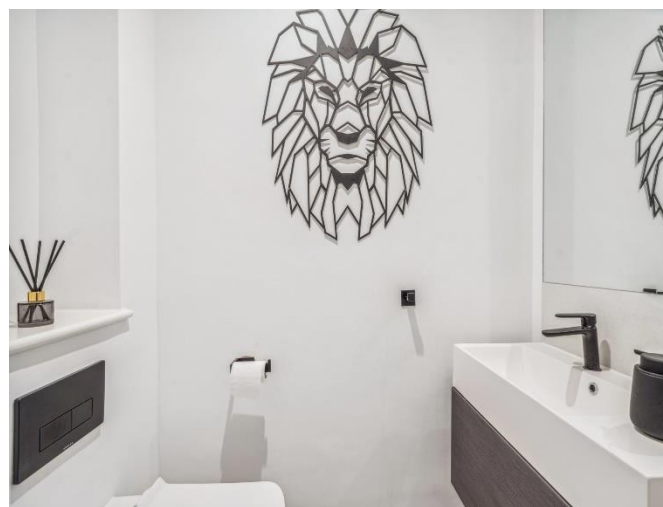
Price £750,000

37 Sherwoods Road, Oxhey, Watford, Hertfordshire,
WD19 4AY

- 3 Bed 2 Bath Semi
- Built To High Specification
- Under Floor Heating To Ground Floor
- Kitchen With Bosch Appliances
- Open Plan Living/ Dining & Kitchen
- Sought After Location Close To Station
- Own Driveway
- Energy Rating: C

A 3 BEDROOM 2 BATHROOM SEMI DETACHED HOUSE, BUILT IN 2019 TO A HIGH SPECIFICATION, WITH GROUND FLOOR UNDER FLOOR HEATING, ENTRANCE HALL, CLOAKROOM, OPEN PLAN LIVING ROOM, DINING ROOM & KITCHEN WITH MOOD LIGHTING & SPEAKERS, BOSCH INTEGRATED APPLIANCES, MAIN BEDROOM WITH MODERN ENSUITE, TWO FURTHER BEDROOMS, FAMILY BATHROOM, DOUBLE GLAZING, GAS CENTRAL HEATING, FRONT & REAR GARDENS, OFF STREET PARKING TO THE FRONT, SOUGHT AFTER RESIDENTIAL LOCATION WITHIN EASY REACH OF BUSHEY MAINLINE STATION, OFFERED WITH CRL BUILDING WARRANTY









ENTRANCE HALL

Staircase to the first floor with large storage cupboard under, feature double glazed window to the front aspect, inset spot lights, tiled floor with under floor heating

CLOAKROOM

Back to wall wc, vanity unit incorporating wash hand basin and drawer under, large fitted wall mirror, extractor fan, inset spot lights, tiled floor with under floor heating

LIVING ROOM 12'6" (3.81m) x 11'1" (3.38m)

Double aspect room with double glazed bay window to the front aspect with fitted shutters and double glazed window to the side aspect with fitted shutters, laminate flooring with under floor heating, open plan to dining room

DINING ROOM 16'2" (4.93m) x 11'0" (3.35m)

Double aspect room with double glazed window to the side bay and double glazed patio doors leading on to the garden both with fitted shutters, laminate flooring with under floor heating, open plan to kitchen

FULLY FITTED KITCHEN 12'8" (3.86m) x 11'0" (3.35m)

Range of wall and base units with quartz working surfaces, inset sink unit, Bosch appliances including integrated oven, 5 ring gas hob with extractor hood over, fridge/freezer, dishwasher, washing machine, inset spotlights, double glazed window to the rear aspect with fitted blinds, tiled floor with under floor heating

FIRST FLOOR LANDING

Access to the loft, airing cupboard (housing Megaflo and wall mounted gas fired central heating boiler, lighting)

BEDROOM 1 13'7" (4.14m) x 11'0" (3.35m)

Double glazed window to the rear aspect with fitted shutters, fitted wardrobe cupboards along one wall, inset spotlights, door to

EN SUITE SHOWER ROOM

Fully tiled with recess shelving, large walk on shower, vanity unit incorporating wash hand basin with drawers under, fitted wall mirror with lighting, double glazed window to the side, extractor fan, under floor heating

BEDROOM 2 12'3" (3.73m) x 8'6" (2.59m)

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

BEDROOM 3 11'0" (3.35m) x 9'1" (2.77m)

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

FAMILY BATHROOM

Fully tiled with recess shelving, fitted bath with independent shower over, glass shower screen, vanity unit incorporating wash hand basin with drawers under, back to wall wc, inset spotlights, extractor fan, double glazed window to the front aspect

OUTSIDE

FRONT GARDEN

Lawn area with borders and trees

REAR GARDEN

Mainly laid to lawn with paved patio area, raised borders, trees, outside lighting, gated side access

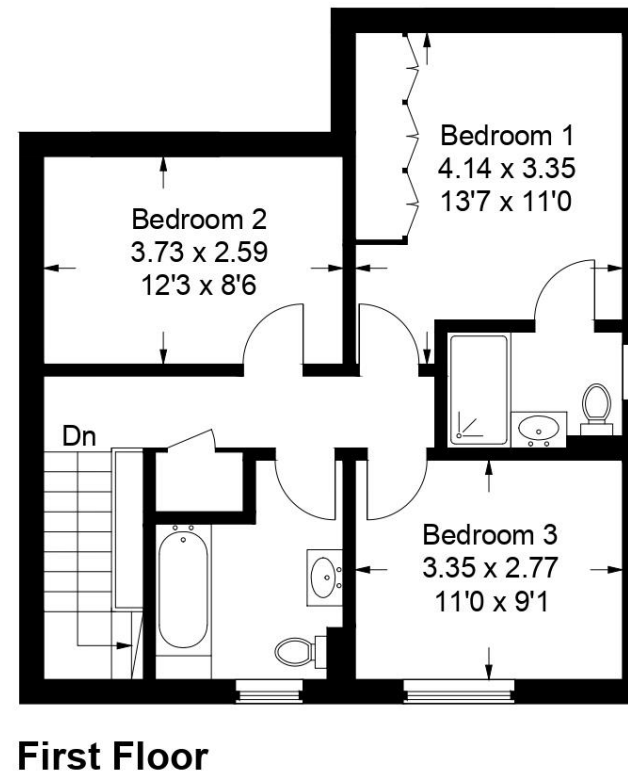
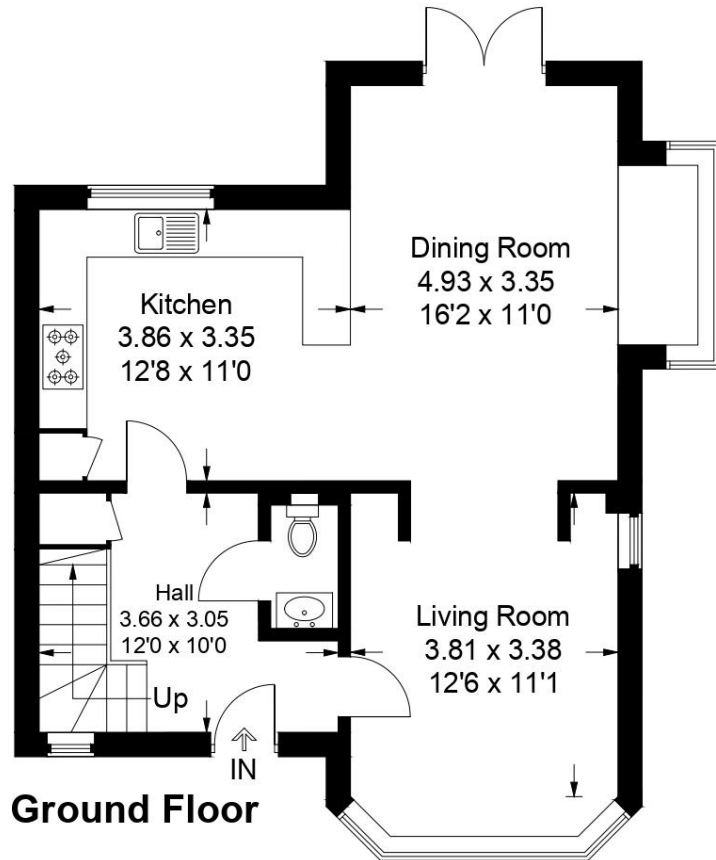
OFF STREET PARKING

Via resin driveway to the front of the property

COUNCIL TAX

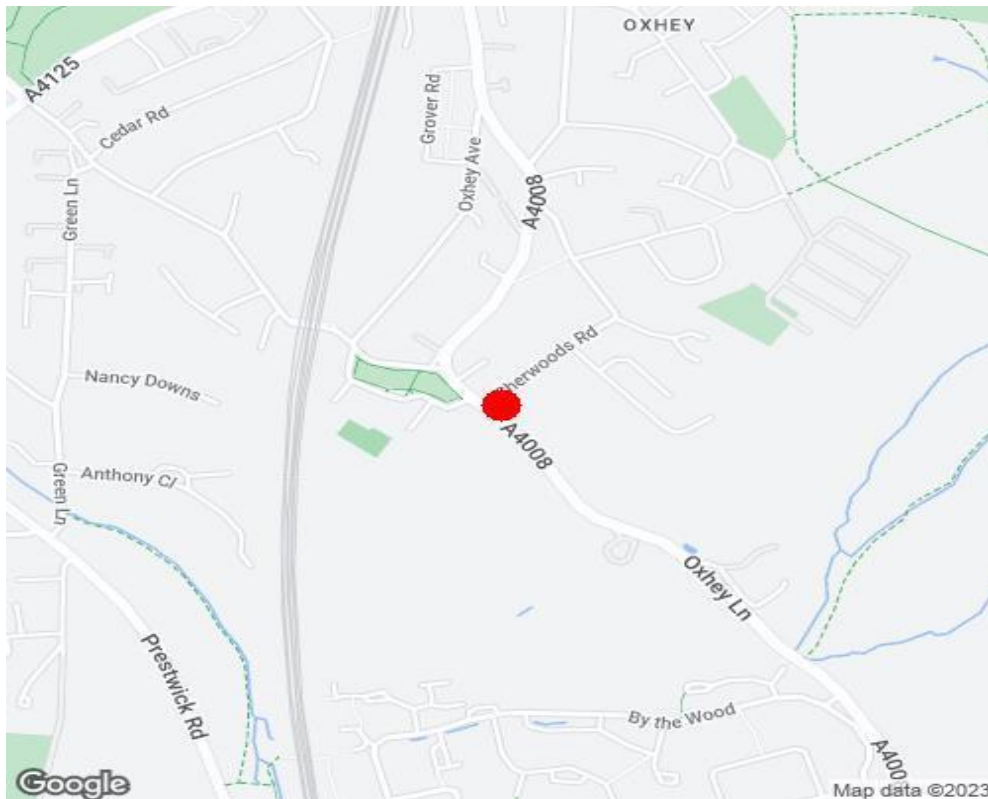
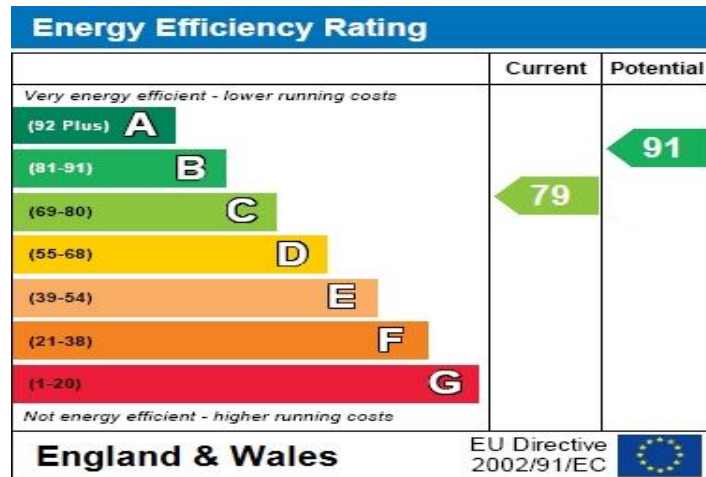
Watford Borough Council, Tax Band E, £2733.26 2024/2025

Approximate Gross Internal Area
 Ground Floor = 59.0 sq m / 635 sq ft
 First Floor = 52.7 sq m / 567 sq ft
 Total = 111.7 sq m / 1,202 sq ft



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.

© CJ Property Marketing Ltd Produced for Churchills Estate Agents



Part of the **F** fairfield family



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.