



11 Oakview Close, Oxhey, WD19 4RA

Price £935,000 Freehold

3  2 

 ChurchillsBushey



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11 Oakview Close, Oxhey, Watford, Hertfordshire, WD19 4RA

- Immaculate 3 Bed 2 Bath Detached House
- Set Within Gated Development
- 4 Reception Rooms
- Double Glazed Conservatory with Fitted Blinds
- Modern Kitchen & Bathrooms
- Landscaped Rear Garden
- Detached Double Garage & Off Street Parking
- Energy Rating: C

AN IMMACULATE 3 BEDROOM 2 BATHROOM DETACHED FAMILY HOME,

BUILT BY BANNER HOMES & TASTEFULLY DECORATED THROUGHOUT,

SITUATED IN A SECLUDED GATED DEVELOPMENT CLOSE TO BUSHEY STATION,

LIVING ROOM, DINING ROOM, FAMILY ROOM, STUDY,

22FT MODERN KITCHEN/ BREAKFAST ROOM,

DOUBLE GLAZED CONSERVATORY WITH FITTED BLINDS,

UTILITY ROOM & CLOAKROOM,

MAIN BEDROOM WITH EN-SUITE BATHROOM,

2 FURTHER BEDROOMS & FAMILY BATHROOM,

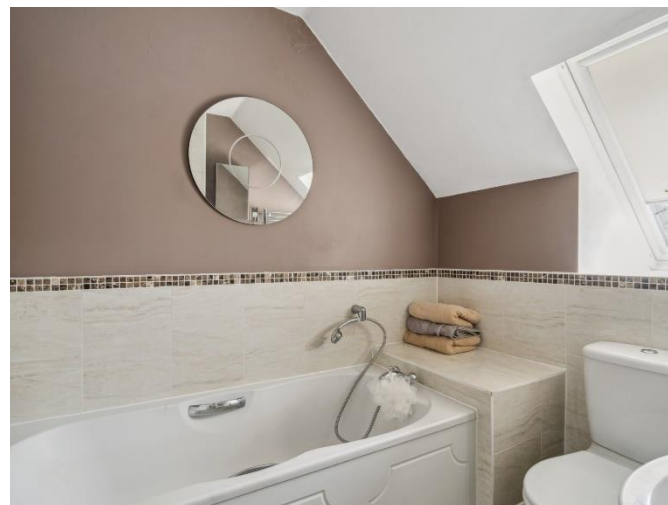
GAS CENTRAL HEATING, DOUBLE GLAZING,

LANDSCAPED REAR GARDEN,

DETACHED DOUBLE GARAGE & AMPLE OFF STREET PARKING









ENTRANCE HALL

Amtico wood effect flooring, staircase to the first floor with large storage cupboard under

STUDY 9'6" (2.9m) x 7'3" (2.21m)

Double glazed window to the front aspect, Amtico wood effect flooring, fitted storage cupboards with sliding doors

CLOAKROOM

Amtico wood effect flooring, low flush wc, wash hand basin with pedestal, mirrored wall cabinet, part tiled walls, extractor fan

DINING ROOM 13'2" (4.01m) x 8'10" (2.69m)

Double glazed windows to the front bay, Amtico wood effect flooring

LIVING ROOM 20'5" (6.22m) x 11'0" (3.35m)

Attractive fire place feature with fitted gas fire and Quartz surround, Amtico wood effect flooring, double glazed bi folding doors leading to the conservatory

FAMILY ROOM 12'0" (3.66m) x 8'9" (2.67m)

Amtico wood effect flooring, double glazed casement door leading to the conservatory, open plan to kitchen/ breakfast room

KITCHEN/ BREAKFAST ROOM 22'10" (6.96m) x 10'8" (3.25m) Max

Extensive range of modern base units and matching wall cupboards, working surfaces with inset stainless steel butler sink, integrated Gorenje double electric oven, Bosch dishwasher, double sided fridge/ freezer. Central workstation with breakfast bar, inset 5 ring gas hob with Gorenje extractor chimney over, pull out bin and drawers, double glazed window to the side aspect. Double glazed bi folding doors leading on to the garden, inset spotlights, Amtico wood effect flooring.

INNER LOBBY

Double glazed window to the front aspect, Amtico wood effect flooring, inset spotlights

UTILITY ROOM

Fitted cupboards, inset sink unit, plumbing for washing machine and space for tumble dryer, tiled floor, double glazed window to the front aspect, access to loft space

DOUBLE GLAZED CONSERVATORY 16'11" (5.16m) x 12'7" (3.84m)

Double glazed windows with fitted Venetian blinds, double glazed doors leading out to the garden, electric heaters, Amtico wood effect flooring

FIRST FLOOR LANDING

Galleried landing, large cupboard housing wall mounted gas fired central heating boiler (Worcester Bosch)

BEDROOM 1 13'3" (4.04m) x 11'3" (3.43m)

With entrance recess. Built-in wardrobe cupboards, double glazed window to the front aspect, door to en-suite

EN-SUITE BATHROOM

Panelled bath with mixer taps and hand held shower attachment, low flush wc, wash hand basin, shaver point, mirrored wall cabinet, chrome ladder radiator, extractor fan, part tiled walls

BEDROOM 2 11'6" (3.51m) x 11'2" (3.4m)

Fitted wardrobe cupboard with sliding doors plus built-in wardrobe cupboard, Velux windows to the rear aspect with fitted blinds

BEDROOM 3 9'11" (3.02m) x 8'10" (2.69m)

Double glazed window to the front aspect

BATHROOM

Panelled bath with mixer taps and hand held shower attachment, independent shower cubicle, low flush wc, wash hand basin, mirrored wall cabinet, chrome ladder radiator, Velux window to the rear aspect with fitted blind, part tiled walls, laminate wood flooring

OUTSIDE

FRONT GARDEN

Lawn, shrubs and trees, block paved driveway, outside lighting

LANDSCAPED REAR GARDEN

Large Indian Sand stone paved patio area, lawn, borders and tree, further gravelled area, outside tap and lighting, gated access to the front, outside light and tap

DETACHED DOUBLE GARAGE 18'1" (5.51m) x 17'11" (5.46m)

Two up and over remote controlled doors to the front, single double glazed casement door to the side, light and power

OFF STREET PARKING

Ample off street parking with own block paved driveway

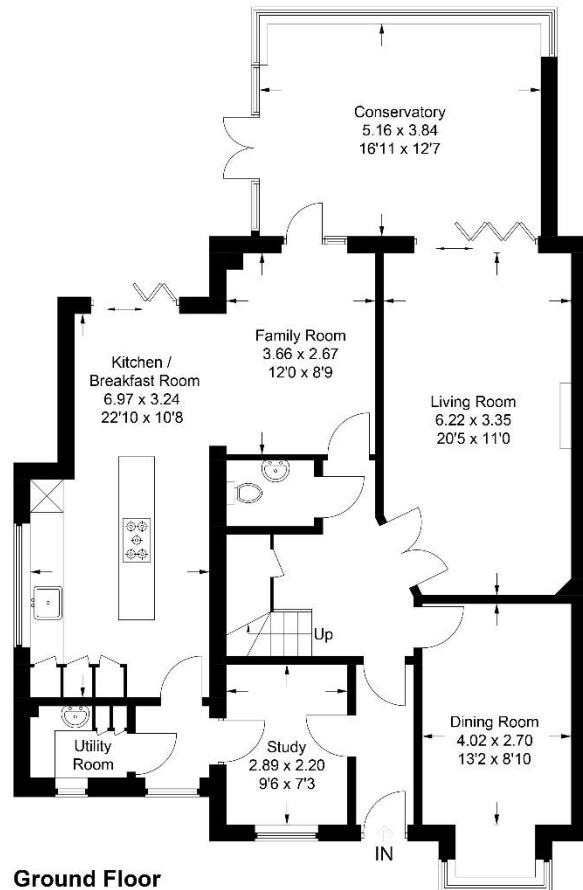
PRIVATE ROAD CHARGE

The vendor informs us that there is a road charge of £543.83 per annum

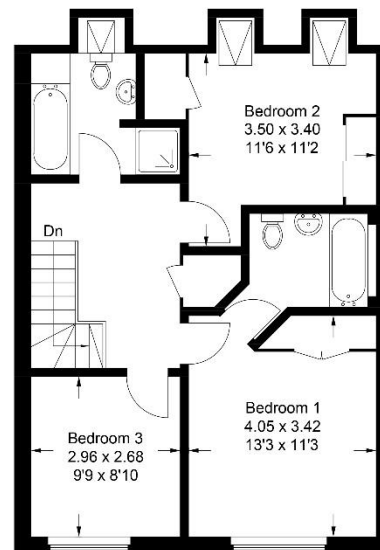
COUNCIL TAX

Watford Borough Council Tax Band F, £3230.21 2024/2025

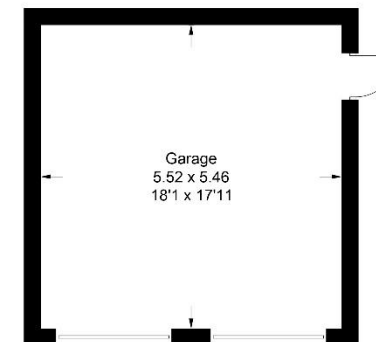
Approximate Gross Internal Area
 Ground Floor = 115.1 sq m / 1,239 sq ft
 First Floor = 56.1 sq m / 604 sq ft
 Garage = 30.1 sq m / 324 sq ft
 Total = 201.3 sq m / 2,167 sq ft



Ground Floor



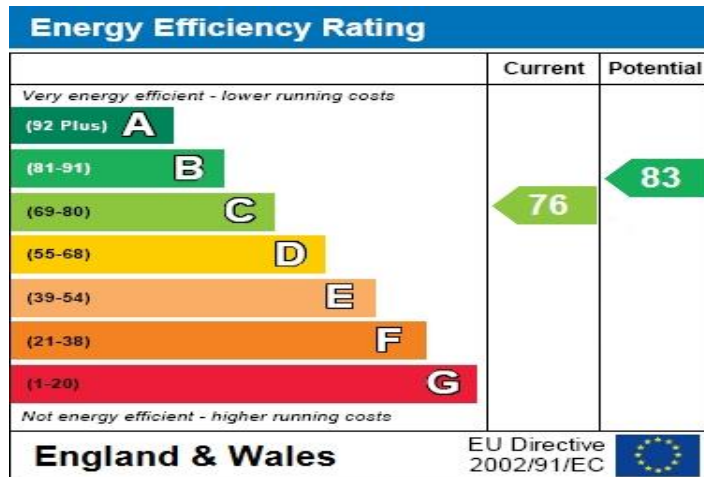
First Floor



(Not Shown In Actual
Location / Orientation)

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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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.

