



8 Oakview Close, Oxhey, WD19 4RA

Price £795,000 Freehold

5  2 

 ChurchillsBushey





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

- Modern 5 Bed 2 Bath Town House
- In A Gated Development
- Living Accommodation on Ground Floor
- Kitchen With Separate Utility Room
- Bedroom Suite With Dressing Area & Shower Room
- Garage & Parking
- Close to Bushey Station & Oxhey Park
- Energy Rating: C

A MODERN 5 BEDROOM 2 BATHROOM TOWN HOUSE, SITUATED IN A GATED DEVELOPMENT ACCESS VIA ENTRY PHONE, ENTRANCE HALL, LIVING ROOM, CLOAKROOM, L SHAPED KITCHEN/ DINER/ FAMILY ROOM, SEPARATE UTILITY ROOM, BEDROOM SUITE WITH DRESSING AREA & SHOWER ROOM, & ADDITIONAL BEDROOM ON FIRST FLOOR, 3 BEDROOMS AND FAMILY BATHROOM ON 2ND FLOOR, DOUBLE GLAZING, GAS CENTRAL HEATING SOUTH WEST FACING REAR GARDEN, GARAGE & PARKING TO FRONT OF PROPERTY, WITHIN WALKING DISTANCE OF BUSHEY MAINLINE STATION & OXHEY PARK















## ENTRANCE HALL

Entry phone system, wood flooring, coat cupboard with lighting, staircase to the first floor

## LIVING ROOM 17'10" (5.44m) x 10'10" (3.3m)

Double glazed window to the front bay with fitted shutters, inset spotlights, under stairs storage cupboard

## CLOAKROOM

Tiled walls, wood flooring, low flush wc, wash hand basin with cupboard under, extractor fan

## L SHAPED KITCHEN/ DINER/ FAMILY ROOM 20'3" (6.17m) x 15'6" (4.72m)

Range of wall and base units, working surfaces, butler sink with food waste disposal unit, integrated Neff induction hob with extractor hood over, 2 Neff electric ovens, Siemens dishwasher, Neff fridge, bin storage and fitted pantry, wood flooring, inset spotlights, door leading to utility room, double glazed window to the rear, additional double glazed window with fitted Venetian blinds to the side aspect, double glazed patio doors with fitted Venetian blinds leading on to the garden, custom built storage, inset spotlights

## UTILITY ROOM

Wall and base units Franke butler sink, plumbing for washing machine, space for tumble dryer, space for freezer, extractor fan, wood flooring

## FIRST FLOOR LANDING

### BEDROOM 1 15'7" (4.75m) x 14'10" (4.52m)

Double glazed windows to the front aspect with fitted shutters, built in wardrobe cupboards, attractive fireplace feature, wall lights, dressing area with inset spotlights,

## HALLWAY

Dressing area with inset spotlights, door leading to

## ENSUITE SHOWER ROOM

Fully tiled. Corner shower cubicle, vanity unit incorporating wash hand basin with drawers and cupboards under, shaver point, large fitted wall mirror, chrome ladder radiator, low flush wc, extractor fan, inset spotlights, double glazed window

### BEDROOM 2 13'7" (4.14m) x 9'8" (2.95m)

Double glazed window to the rear aspect

## SECOND FLOOR LANDING

Cupboard with lighting housing Worcester Bosch gas fired central heating boiler

### BEDROOM 3 15'0" (4.57m) x 9'11" (3.02m)

Double glazed window to the front aspect with fitted shutters, fitted wardrobe cupboards, air conditioning unit

### BEDROOM 4 14'4" (4.37m) x 7'7" (2.31m)

Velux window with fitted blind to the rear aspect, air conditioning unit

### BEDROOM 5 12'0" (3.66m) x 7'7" (2.31m)

Velux window with fitted blind to the rear aspect, air conditioning unit, access to the loft

## BATHROOM

Fully tiled. Panelled bath with independent shower over, glass shower screen, low flush wc, wash hand basin with drawers under, shaver point, ladder radiator, extractor fan, inset spotlights

## OUTSIDE

### REAR GARDEN

Paved patio area, lawn with raised beds, outside tap ( providing hot and cold water)  
outside light, gated side access

### GARAGE 18'1" (5.51m) x 8'6" (2.59m)

In a block to the front of the property with up and over door

### PARKING

Parking space to the front of the garage, additional communal parking within the  
development

### PRIVATE ROAD CHARGE

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

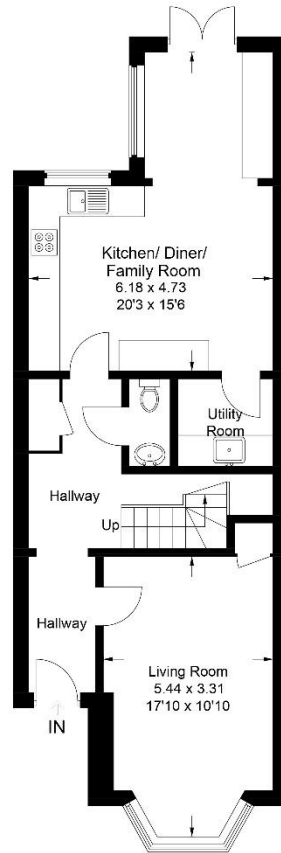
### COUNCIL TAX

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

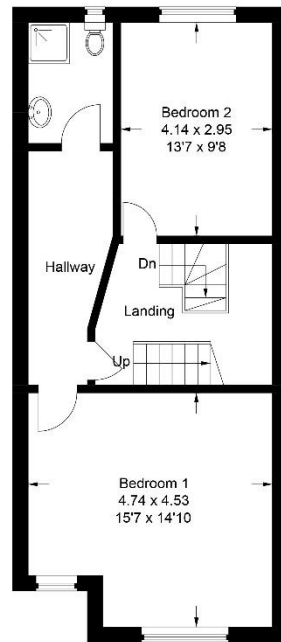


## 8, Oakview Close

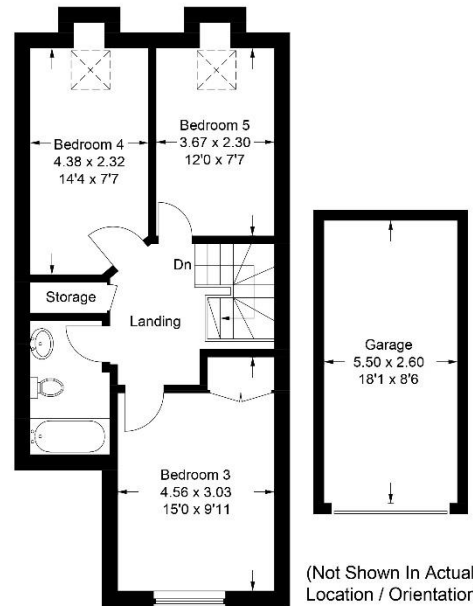
Approximate Gross Internal Area  
 Ground Floor = 61.0 sq m / 657 sq ft  
 First Floor = 54.4 sq m / 585 sq ft  
 Second Floor = 46.2 sq m / 497 sq ft  
 Garage = 14.3 sq m / 154 sq ft  
 Total = 175.9 sq m / 1,893 sq ft



**Ground Floor**



**First Floor**

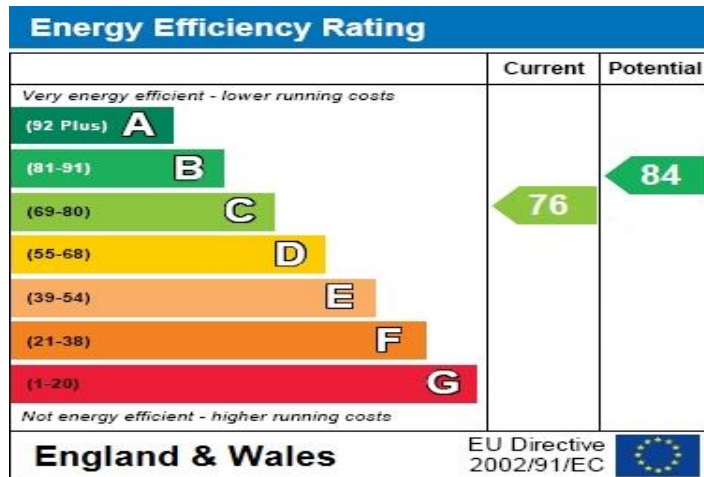


**Second Floor**

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.

