



4 Heath Road, Oxhey, WD19 4GE

Price £525,000 Freehold

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 ChurchillsBushey





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4 Heath Road, Oxhey, Watford, Hertfordshire, WD19 4GE

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- A 2 Bed Semi Detached House
- In Need of Modernisation
- Two Separate Reception Rooms
- Ground Floor Bathroom
- Large South Facing Rear Garden
- Situated On A Private Road
- Walking Distance of Bushey Station
- Energy Rating:

A 2 BEDROOM 2 RECEPTION SEMI DETACHED HOUSE,  
IN NEED OF GENERAL MODERNISATION,  
TWO SEPARATE RECEPTION ROOMS,  
KITCHEN, UTILITY ROOM,  
GROUND FLOOR BATHROOM,  
TWO DOUBLE BEDROOMS  
GAS FIRED CENTRAL HEATING, DOUBLE GLAZING,  
LARGE SOUTH FACING REAR GARDEN,  
SITUATED ON A PRIVATE ROAD IN A CUL DE SAC LOCATION,  
WITHIN WALKING DISTANCE OF BUSHEY STATION,  
OFFERED FOR SALE WITH NO UPPER CHAIN













ENTRANCE PORCH

Double glazed window to the front and side

RECEPTION ROOM 1 13'3" (4.04m) x 11'11" (3.63m)

Double glazed window to the front bay, attractive fire place feature, picture rail, dado rail

RECEPTION ROOM 2 12'8" (3.86m) x 11'10" (3.61m)

Staircase to the first floor with cupboard under, attractive fire place feature, cupboards to alcove, double glazed window to the rear aspect, wood flooring , dado rail

KITCHEN 8'0" (2.44m) x 6'5" (1.96m)

Range of wall and base units, work surfaces, stainless steel sink unit with drainer, built in Bosch electric oven, Bosch gas hob with extractor hood over, under counter fridge/ freezer, double glazed window to the side aspect, double glazed door leading on to the lean to, wood flooring

UTILITY ROOM 14'4" (4.37m) x 5'4" (1.63m)

Base units, work surfaces, plumbing for washing machine and slimline dishwasher, space for tumble dryer, vinyl flooring, double glazed window to the rear aspect, double glazed door leading on to the garden

GROUND FLOOR BATHROOM

Panelled bath with independent shower over, wash hand basin with pedestal, mirrored wall cabinet, wc with hidden cistern, chrome ladder radiator, double glazed window to the rear aspect, wood flooring, tiled walls

FIRST FLOOR LANDING

Access to the loft

BEDROOM 1 11'11" (3.63m) x 10'11" (3.33m)

Double glazed window to the front aspect, wardrobe cupboards with bed recess, picture rail

BEDROOM 2 12'4" (3.76m) x 9'2" (2.79m)

Double glazed window to the rear aspect, picture rail, storage cupboard, wc, wash hand basin, wall mounted gas fired central heating boiler

OUTSIDE

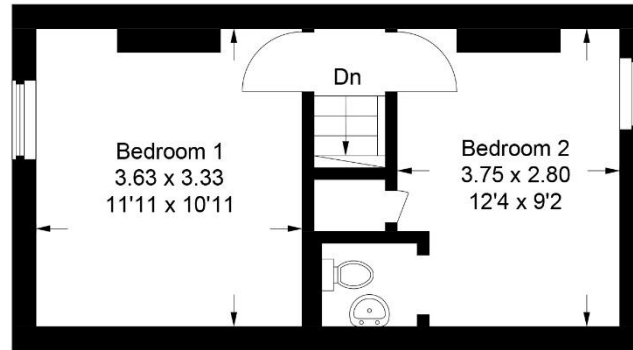
REAR GARDEN

Large south facing rear garden with paved patio area, lawn shrubs, garden pond, gated side access, outside tap and lighting, greenhouse, garden sheds

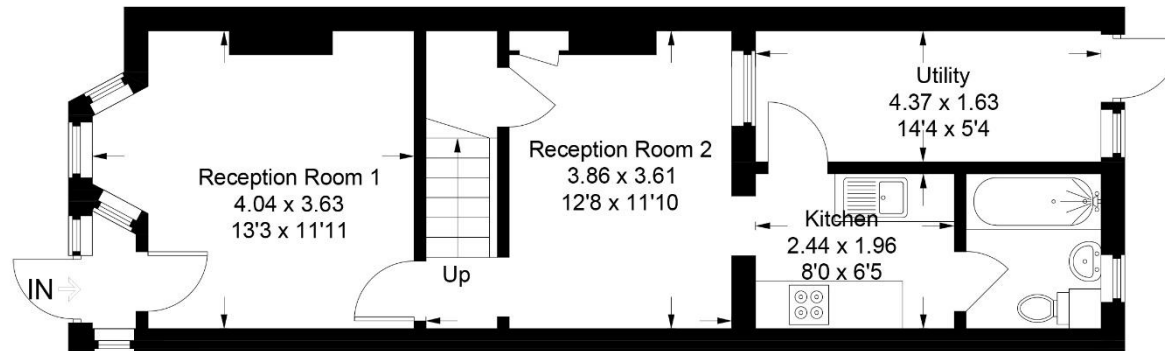
COUNCIL TAX

Watford Borough Council, Tax Band D, £2236.30 2024/2025

Approximate Gross Internal Area  
Ground Floor = 47.2 sq m / 508 sq ft  
First Floor = 27.6 sq m / 297 sq ft  
Total = 74.8 sq m / 805 sq ft



**First Floor**



**Ground 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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Part of the **F** fairfield family



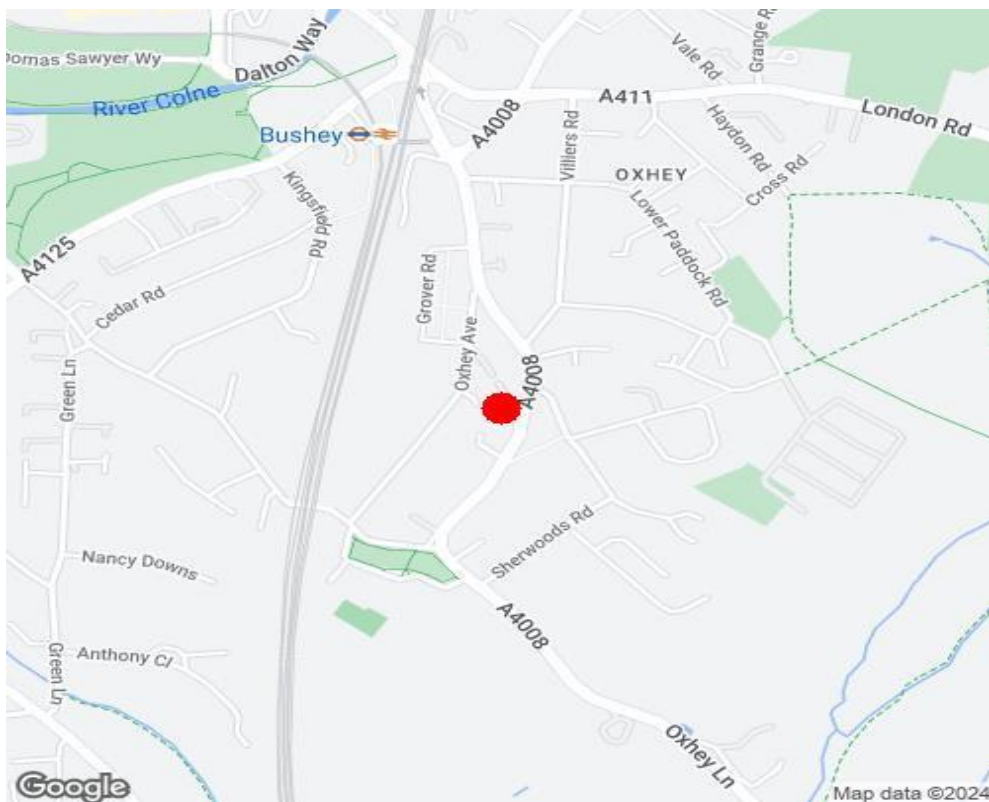
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**Important Notice:**

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.