



3 Sherwoods Road, Oxhey, WD19 4AY

Price £995,000 Freehold

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 ChurchillsBushey



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

- Immaculate 4 bed 2 Bath Semi
- Fully refurbished
- 28ft Modern Open Plan kitchen/ Diner/ Family Room
- Cloakroom & Utility Room
- Large Rear Garden
- Off Street Parking
- Sought After Location/ Close To Station
- Energy Rating: C

AN IMMACULATE 4 BEDROOM 2 BATHROOM SEMI DETACHED HOUSE,

FULLY REFURBISHED BY THE PRESENT OWNER TO A HIGH STANDARD

OFFERING IDEAL FAMILY ACCOMMODATION,

ENTRANCE HALL, CLOAKROOM, FRONT RECEPTION ROOM,

28FT OPEN PLAN KITCHEN/ DINING/ FAMILY ROOM WITH SEPARATE UTILITY ROOM,

FOUR BEDROOMS (BEDROOM 3 WITH ENSUITE), FAMILY BATHROOM,

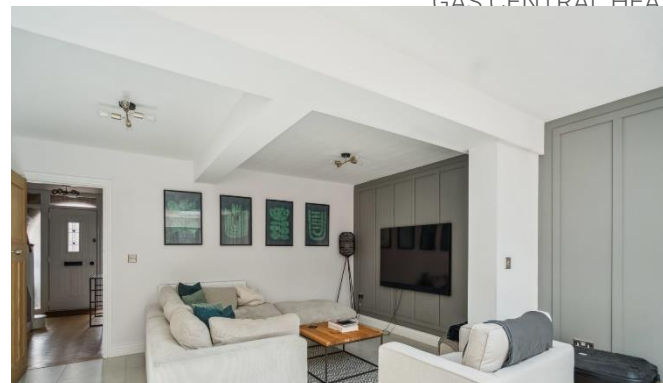
GAS CENTRAL HEATING, DOUBLE GLAZING,

ON,

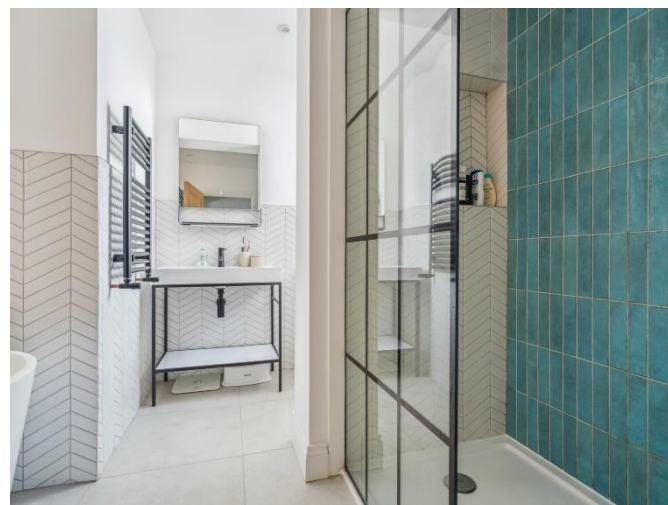
LOOKING TO THE FRONT,

OFF SET AFTER ROAD

WITHIN WALKING DISTANCE OF BUSHEY STATION & LOCAL AMENITIES









ENTRANCE HALL

Parquet flooring, staircase to the first floor with storage cupboard under

FRONT RECEPTION ROOM 14'8" (4.47m) x 12'5" (3.78m)

Double glazed window to the front aspect with fitted shutters, parquet flooring, open fireplace feature

KITCHEN/ DINING/ FAMILY ROOM 28'2" (8.59m) x 23'10" (7.26m)

Modern fitted kitchen with a range of wall and base units including pull out larder and pantry cupboard, quartz working surfaces, space for range cooker with extractor chimney hood over, integrated fridge freezer. Central island with cupboards under and seating, fitted sink unit, hot water tap, integrated dishwasher, inset spotlights, tiled floor, ample space for dining table, lounge area, lantern skylight window, 2 sets of double glazed bifolding doors leading on to the garden

UTILITY ROOM

Wall and base units, Oak working surfaces, butler sink, space for American Style Fridge freezer, washing machine, tumble dryer, double glazed door to the side, wall mounted gas fired central heating boiler, tiled floor, extractor fan

CLOAKROOM

Tiled floor, vanity unit incorporating wash hand basin, low flush wc, column towel rail, double glazed window to the front aspect

FIRST FLOOR LANDING

Access to loft, double glazed window to the side aspect

BEDROOM 1 14'10" (4.52m) x 12'0" (3.66m)

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

BEDROOM 2 11'9" (3.58m) x 10'9" (3.28m)

Double glazed window to the rear aspect

BEDROOM 3 11'11" (3.63m) x 11'1" (3.38m)

Double glazed window to the rear aspect, loft hatch, door to

ENSUITE SHOWER ROOM

Fully tiled with walk in shower cubicle, wash hand basin, low flush wc, double glazed window to the side aspect

BEDROOM 4 8'3" (2.51m) x 7'8" (2.34m)

Double glazed window to the front aspect

FAMILY BATHROOM

Modern 4 piece bathroom suite with free standing bath with sensor mood lighting, walk in shower, wash hand basin, wc, part tiled walls, tiled floor, mirrored wall cabinet, black heated towel rail, double glazed window to the front aspect

OUTSIDE

REAR GARDEN

Paved patio area, lawn with borders, gated side access, outside down lighters, power point, outside tap, garden shed

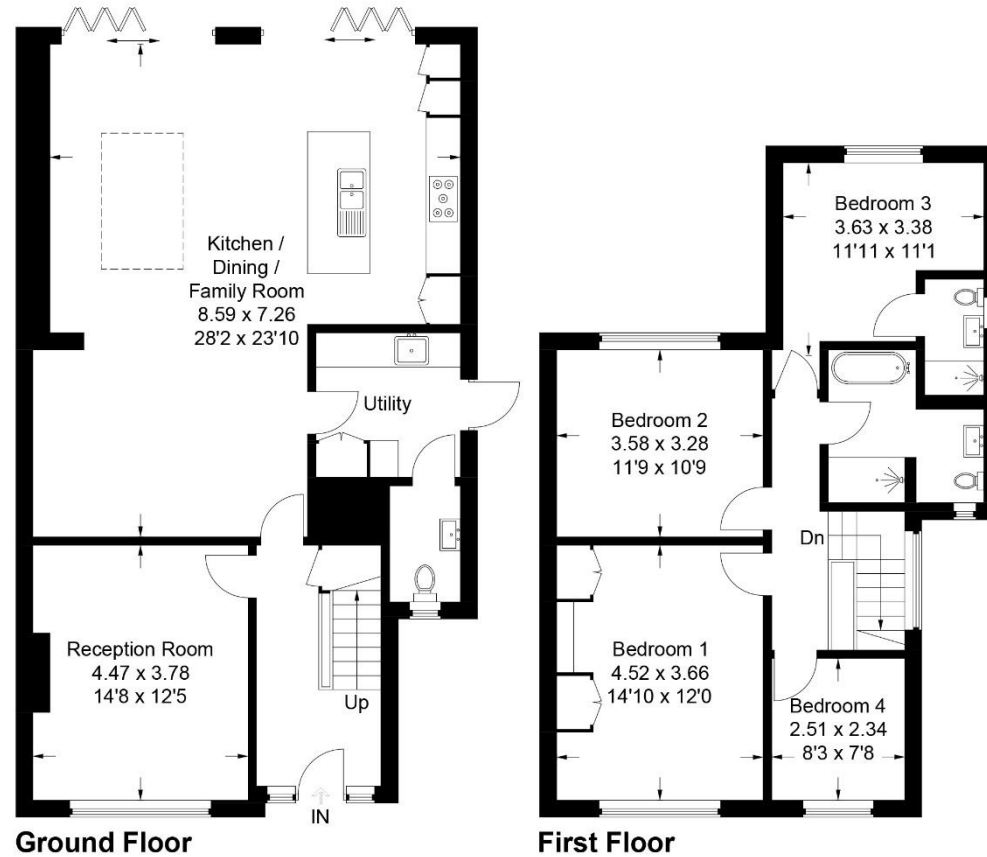
OFF STREET PARKING

To the front of the property via block paved driveway

COUNCIL TAX


Watford Borough Council, Tax Band E, £2619.51 2024/2025

Approximate Gross Internal Area
Ground Floor = 94.9 sq m / 1,021 sq ft
First Floor = 64.4 sq m / 693 sq ft
Total = 159.3 sq m / 1,714 sq ft



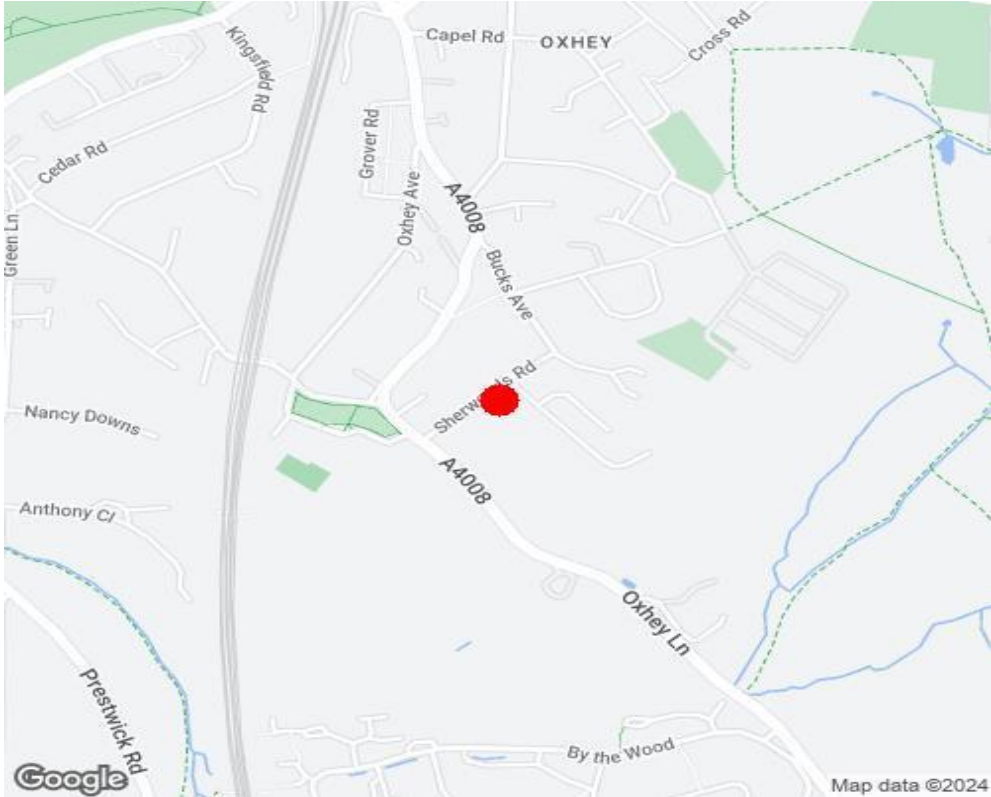
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	70	
(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.