



15 Elm Avenue, Oxhey, WD19 4BD

Price £750,000 Freehold

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 ChurchillsBushey



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15 Elm Avenue, Oxhey, Watford, Hertfordshire, WD19
4BD

- Extended 3 Bed Detached Bungalow
- Situated In A Popular Cul De Sac
- Large Entrance Hall
- 24ft Living/ Dining Room
- Pretty Well Stocked Garden
- Detached Garage & Off Street Parking
- No Upper Chain
- Energy Rating: E

AN EXTENDED 2/3 BEDROOM DETACHED BUNGALOW,
SITUATED IN A POPULAR RESIDENTIAL CUL DE SAC,
ENTRANCE PORCH, LARGE ENTRANCE HALL,
24FT LIVING/DINING ROOM, KITCHEN/ BREAKFAST ROOM,
TWO DOUBLE BEDROOMS ON GROUND FLOOR,
SHOWER ROOM WITH SEPARATE NEWLY FITTED CLOAKROOM,
DOUBLE GLAZED CONSERVATORY,
FURTHER BEDROOM ON FIRST FLOOR,
GAS CENTRAL HEATING, DOUBLE GLAZING,
PRETTY WELL STOCKED REAR GARDEN,
DETACHED GARAGE APPROACHED VIA OWN DRIVEWAY,
WITHIN EASY ACCESS OF BUSHEY MAINLINE STATION







ENTRANCE PORCH

Double glazed windows to the front and side, electric wall heater

LARGE ENTRANCE HALL

Staircase to the first floor with cupboard under, wall lights, attractive ceiling rose, double glazed window to the front aspect

LIVING/ DINING ROOM 24'10" (7.57m) x 11'0" (3.35m)

Attractive fireplace feature, attractive ceiling rose, double glazed window to the rear aspect and double glazed patio doors leading on to the conservatory

DOUBLE GLAZED CONSERVATORY 24'0" (7.32m) x 6'3" (1.91m)

With double glazed patio doors leading on to the garden

KITCHEN/ BREAKFAST ROOM 14'5" (4.39m) x 10'11" (3.33m)

Range of wall and base units, working surfaces stainless steel sink unit with drainer, integrated eye level Neff double oven, Neff microwave & Neff gas hob with extractor hood over, integrated Neff fridge freezer, plumbing for washing machine, space for breakfast table, cupboard housing wall mounted gas fired central heating boiler, tiled floor, double glazed windows to the side and rear aspect, double glazed door to the outside

BEDROOM 1 12'11" (3.94m) x 11'0" (3.35m)

Double glazed window to the front aspect, fitted wardrobe cupboards along one wall with sliding mirrored doors, attractive ceiling rose

BEDROOM 2 13'3" (4.04m) x 12'2" (3.71m)

Presently a reception room with double glazed window to the front bay and double glazed windows to the side aspect, wood flooring, feature fireplace with stone surround

GROUND FLOOR SHOWER ROOM

Walk in shower cubicle with fitted electric shower, wash hand basin with pedestal, fitted wall mirror, airing cupboard housing lagged hot water cylinder, tiled walls, extractor fan, double glazed window to the side aspect

SEPARATE WC

Newly fitted with back to wall wc, wash hand basin with cupboard under, fitted wall mirror, double glazed window to the side aspect, tiled walls and floor

FIRST FLOOR

BEDROOM 3 13'9" (4.19m) x 10'5" (3.18m)

Double glazed window to the rear aspect, attractive ceiling rose, eaves storage cupboards

OUTSIDE

REAR GARDEN

Pretty well stocked garden, well maintained with paved pathway, lawn, shrubs and borders, timber framed summer house, outside light and tap, gated side access

DETACHED GARAGE 18'2" (5.54m) x 8'7" (2.62m)

Approached via own driveway with up and over door to the front, personal door to the side

CARPORT

To the side of the property

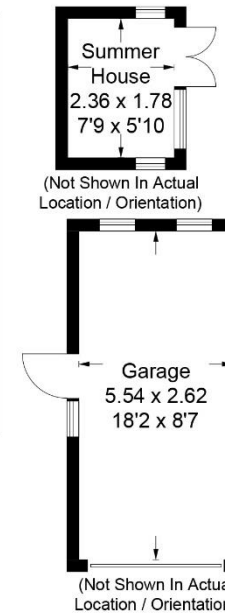
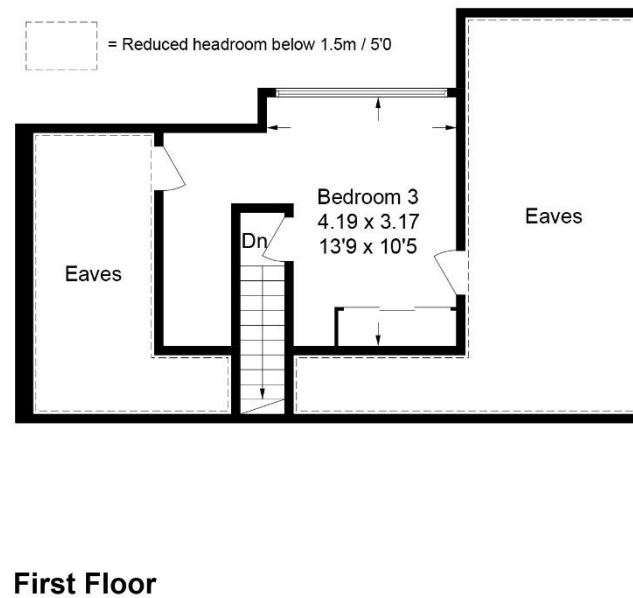
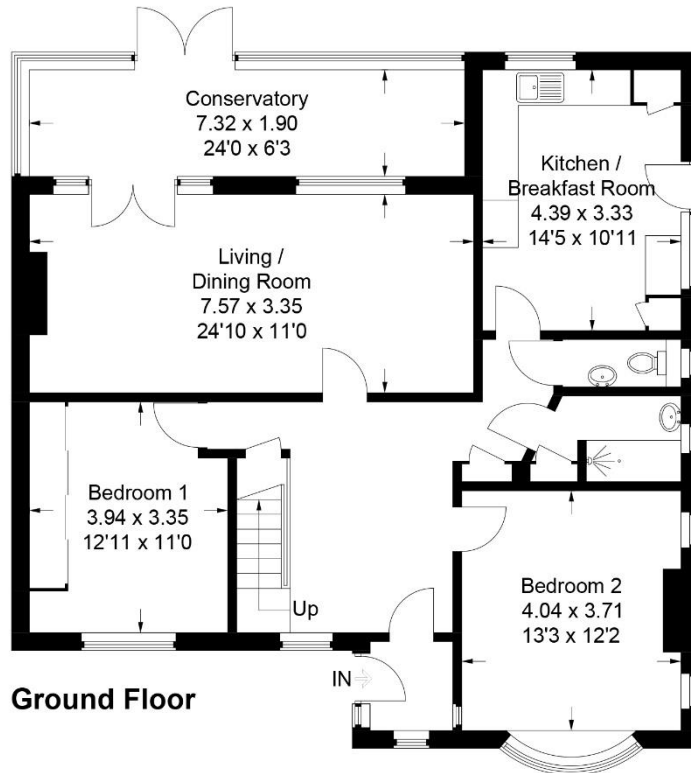
OFF STREET PARKING

To the front of the property

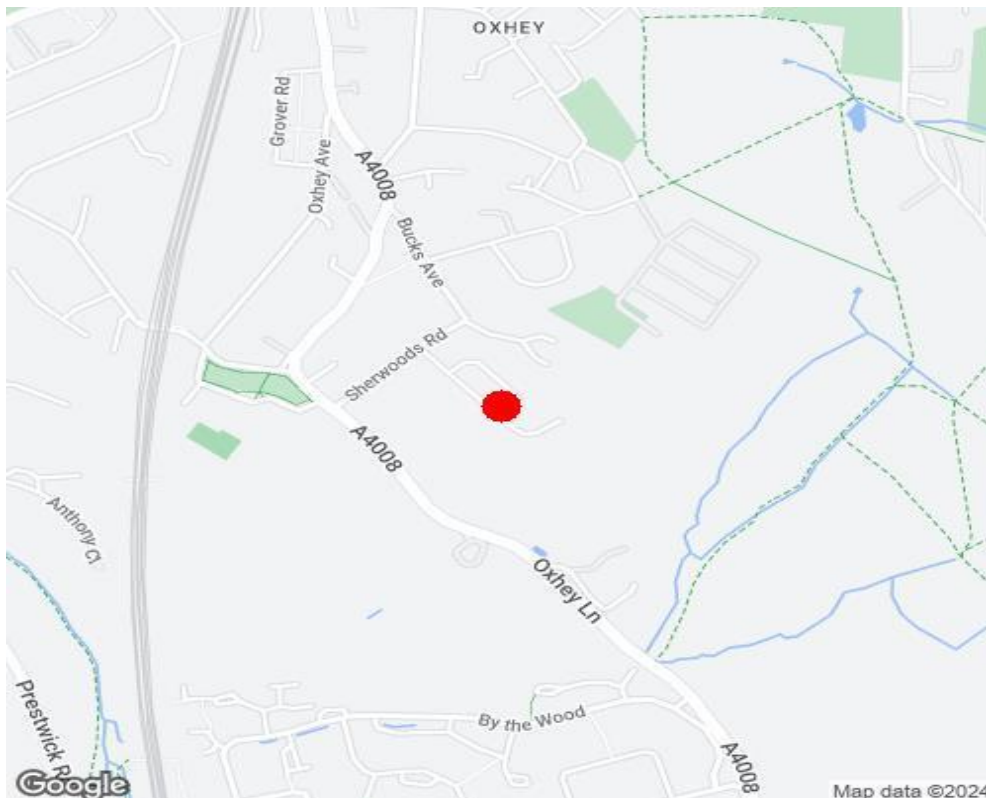
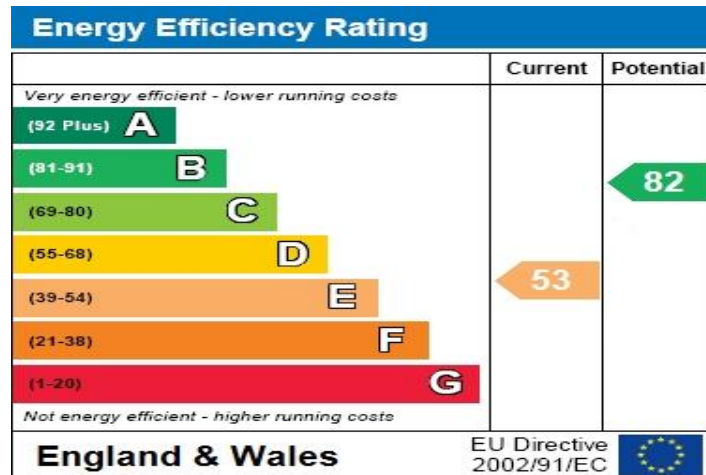
COUNCIL TAX

Watford Borough Council, Tax Band F, £3095.78 2024/2025

Approximate Gross Internal Area
 Ground Floor = 113.7 sq m / 1,224 sq ft
 First Floor = 56.8 sq m / 611 sq ft
 Garage / Summer House = 18.7 sq m / 201 sq ft
 Total = 189.2 sq m / 2,036 sq ft
 (Including Eaves)



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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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.