



34 Capel Road, Oxhey Village, WD19 4AE

Price £795,000 Freehold

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34 Capel Road, Oxhey Village, Watford, Hertfordshire, WD19 4AE

- Modern 4 Bed 2 Bath Detached
- Heart of Oxhey Village
- Cloakroom
- Kitchen & Utility Room
- Stunning Rear Garden With Garden Room
- Off Street Parking
- Walking Distance To Bushey Station
- Energy Rating: D

A MODERN 4 BEDROOM 2 BATHROOM DETACHED HOUSE, WELL PRESENTED THROUGHOUT, ENTRANCE HALL, CLOAKROOM, LIVING/ DINING ROOM, KITCHEN, UTILITY ROOM, PLAYROOM, BEDROOM 1 WITH FITTED WARDROBES & EN SUITE 3 FURTHER BEDROOMS, FAMILY BATHROOM, GAS CENTRAL HEATING, DOUBLE GLAZING, STUNNING REAR GARDEN WITH GARDEN ROOM, OFF STREET PARKING TO THE FRONT, SITUATED IN THE HEART OF OXHEY VILLAGE, CLOSE TO LOCAL SHOPS, ATTENBROUGH FIELDS, WALKING DISTANCE TO BUSHEY MAIN LINE STATION, PROVIDING FAST SERVICE TO LONDON EUSTON











ENTRANCE HALL

Double glazed entrance door, stairs to first floor, oak wood flooring

CLOAKROOM

Fully tiled, back to wall wc, wash hand basin with cupboard under, chrome ladder radiator, extractor fan

FAMILY ROOM 16'11" (5.16m) x 8'1" (2.46m) Max

Double aspect room with double glazed windows to side and front aspects, built in storage cupboards with display shelving, inset spotlights, oak wood flooring

KITCHEN 13'10" (4.22m) x 6'7" (2.01m)

Range of wall and base units, composite white sink unit with drainer, built in double oven, ceramic hob with extractor hood over, plumbing for dishwasher, space for under counter fridge, tiled floor, inset spotlights, double glazed window to the front aspect

UTILITY ROOM

Range of wall and base units, stainless steel sink unit, plumbing for washing machine, space for tumble dryer, combination gas boiler, inset spotlights, part tiled walls, tiled floor, double glazed window to the side aspect, double glazed door leading to the garden

LIVING/DINING ROOM 18'9" (5.72m) x 18'5" (5.61m) Max

Oak wood flooring, feature log stove, shelving and cupboards to alcoves with feature lighting, inset spotlights, double glazed bifolding doors leading to the garden

FIRST FLOOR LANDING

Access to the loft, large storage cupboard

BEDROOM 1 13'0" (3.96m) Max x 10'4" (3.15m)

Range of fitted wardrobes, drawer units, bed recess, bedside tables, double glazed windows to the front aspect, door leading to

ENSUITE SHOWER ROOM

Tiled walls and floor, independent corner shower cubicle, back to wall wc, wash hand basin, bathroom cabinet with lighting, double glazed window to the side aspect

BEDROOM 2 12'5" (3.78m) x 8'2" (2.49m)

Double glazed window to the rear aspect

BEDROOM 3 11'9" (3.58m) x 8'2" (2.49m)

Double glazed window to the front aspect, dado rail

BEDROOM 4 10'5" (3.18m) x 9'0" (2.74m)

Oak wood flooring, dado rail, double glazed window to the rear aspect

BATHROOM

Tiled walls and floor, free standing bath, independent shower cubicle, back to wall wc, wash hand basin, fitted wall mirror with lighting, chrome ladder radiator, electric under floor heating, double glazed window to the side aspect

OUTSIDE

REAR GARDEN

Approx 90ft.

With circular paved patio area, lawn with shrubs, borders, trees, additional decked patio area, garden room, garden store, gated side access

GARDEN ROOM 12'6" (3.81m) x 10'3" (3.12m)

With oak wood flooring, light & power, radiator, built in storage cupboard and double glazed doors to the front

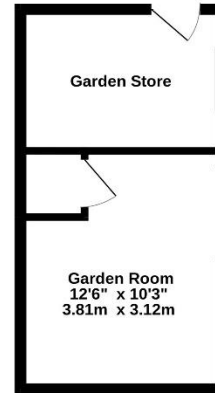
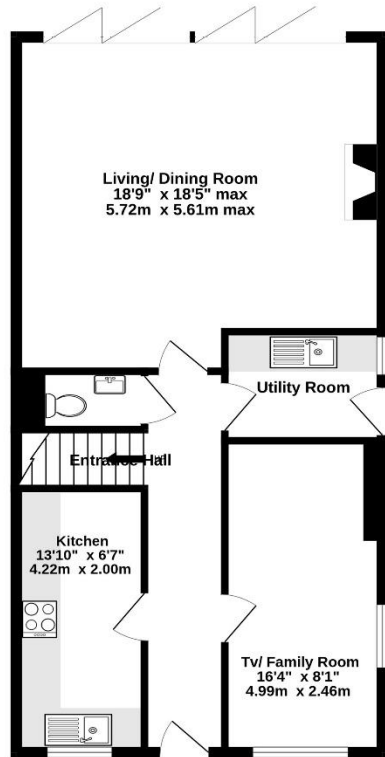
OFF STREET PARKING

Block paved driveway to the front of the property for 2 cars

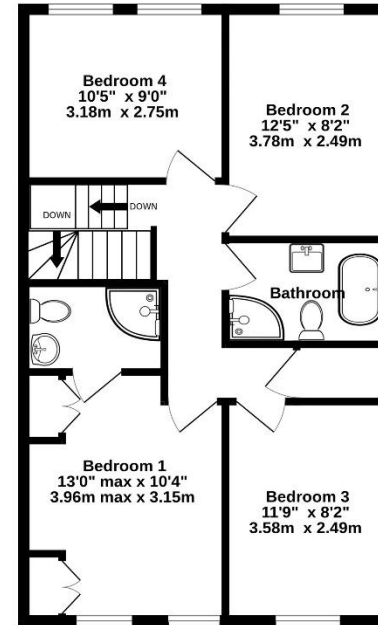
COUNCIL TAX

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


Ground Floor



1st Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Part of the **F** fairfield family

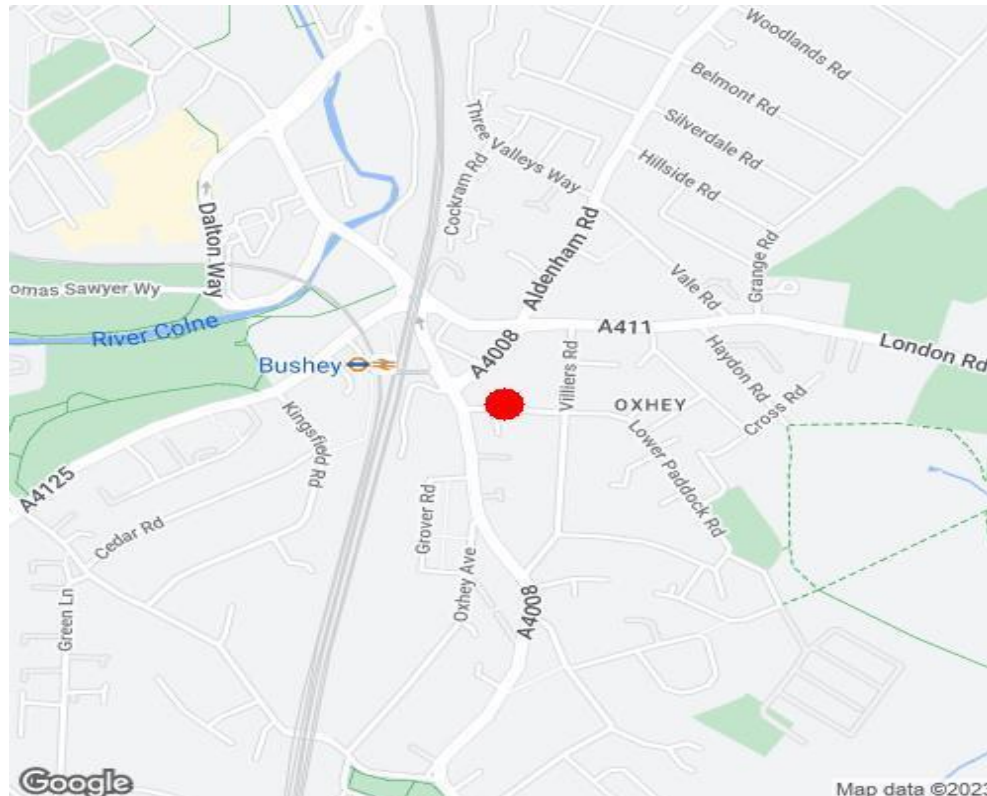


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Important Notice:

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.