



154 Pinner Road, Oxhey, Watford, WD19 4EW

Price £895,000 Freehold

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 ChurchillsBushey



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154 Pinner Road, Oxhey, Watford, WD19 4EW

- Beautifully Presented 3 Bed Detached Home
- Kitchen With Decorative Patio Doors
- Bedroom With Walk in Wardrobe & Ensuite
- Attractive Garden With Insulated Garden Studio
- Off Street Parking For Several Cars
- Walking Distance of Bushey Station
- Viewing Strongly Recommended
- Energy Rating: D

AN EXTENDED 3 BEDROOM DETACHED FAMILY HOME, BEAUTIFULLY PRESENTED THROUGHOUT, ENTRANCE HALL, CLOAKROOM, 23FT LIVING ROOM & FAMILY ROOM WITH FEATURE GLASS LANTERN ROOF, 27FT KITCHEN/ DINING ROOM WITH DECORATIVE PATIO DOORS TO GARDEN, BEDROOM WITH EN-SUITE BATHROOM & WALK-IN WARDROBE ON GROUND FLOOR, 2 FURTHER DOUBLE BEDROOMS & BATHROOM ON FIRST FLOOR, GAS CENTRAL HEATING, DOUBLE GLAZING WITH LEADED LIGHT WINDOWS TO FRONT, ATTRACTIVE SOUTH EAST FACING REAR GARDEN, WITH FULLY INSULATED GARDEN STUDIO (BUILT 2022), OFF STREET PARKING TO THE FRONT FOR SEVERAL CARS, WITHIN WALKING DISTANCE OF BUSHEY MAINLINE STATION, INTERNAL VIEWING STRONGLY RECOMMENDED











ENTRANCE HALL

Laminated wood flooring, picture rail, stained glass windows to the front aspect, double glazed window to rear, staircase to first floor

CLOAKROOM

Low flush wc, wash hand basin, vinyl flooring, wall light

LIVING ROOM 23'0" (7.01m) x 12'1" (3.68m)

Laminate wood flooring, 2 sets of double glazed patio doors leading to the garden

FAMILY ROOM 18'2" (5.54m) x 11'1" (3.38m)

With feature glass lantern roof, wood burner, double glazed leaded light window to front, double glazed patio doors to the garden, double glazed window to side aspect, picture rail

KITCHEN/ DINING ROOM 27'3" (8.31m) x 12'6" (3.81m)

Range of wall and base units including pull out larder, working surfaces, enamel 1 1/2 bowl inset sink unit with drainer, Bosch stainless steel 5 ring range gas hob with drawers under and extractor chimney hood over, eye level Zanussi double electric oven, stainless steel fronted fridge and freezer, plumbing for washing machine and dishwasher, triple glazed leaded light window to the front aspect, storage cupboard with meters, ample space for dining table, vinyl flooring, skylight windows, steps down to attractive feature leaded light windows & patio doors leading on to the garden,

BEDROOM 2 12'11" (3.94m) x 12'0" (3.66m)

Double glazed leaded light window to front aspect, picture rail, ceiling rose, door to walk in wardrobe with shelves and hanging space, door to

ENSUITE BATHROOM

Panelled bath with independent shower over, shower screen, low flush wc, wash hand basin, mirrored wall cabinet, fitted storage unit, chrome ladder radiator, part tiled walls, tiled floor, extractor fan, double glazed leaded light window to front aspect

FIRST FLOOR LANDING

Velux window to the rear aspect

BEDROOM 1 23'2" (7.06m) x 17'6" (5.33m)

Double aspect room with double glazed leaded light window to front aspect and 2 double glazed windows to rear aspect, ample eaves storage cupboards

BEDROOM 3 17'6" (5.33m) x 16'9" (5.11m)

Double aspect room with double glazed leaded light window to front aspect and double glazed window to rear aspect, wardrobe cupboard, eaves storage cupboards

BATHROOM

Roll top bath with mixer taps, shower cubicle, low flush wc, wash hand basin with pedestal, mirrored wall cabinet, part tiled walls, vinyl flooring, double glazed leaded light window to the front aspect

OUTSIDE

REAR GARDEN

Attractive, well stocked and well presented garden with all year round interest, mainly laid to lawn with Indian Sandstone paved patio area, garden sheds, trees, outside lighting, gated side access to both sides of property

GARDEN STUDIO 12'3" (3.73m) x 10'3" (3.12m)

Green Retreats Garden Studio (built 2022). Fully insulated with double glazed sliding doors to the front, double glazed windows to side aspects with fitted blinds on all windows with top of the range blinds on the sliding doors, wood laminate flooring, light, power, internet access, roof light box, outside lights

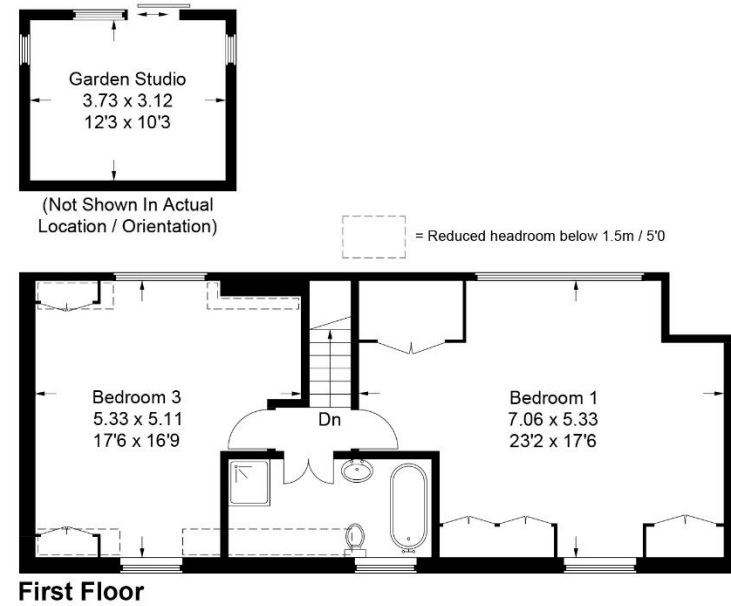
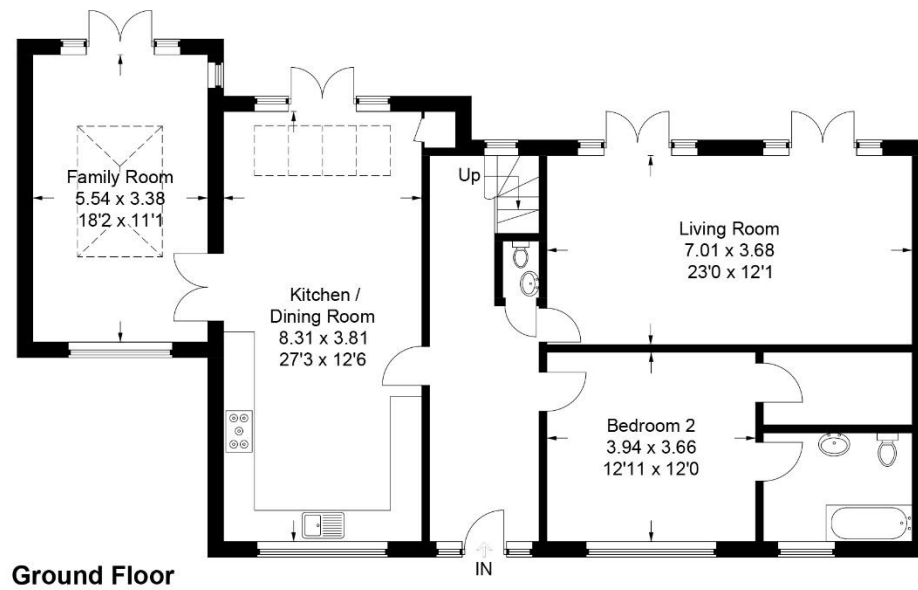
OFF STREET PARKING

Block paved driveway to the front of the property providing parking for several cars, with further parking available behind double gates which are uniquely designed, handmade wrought iron gates from a local foundry

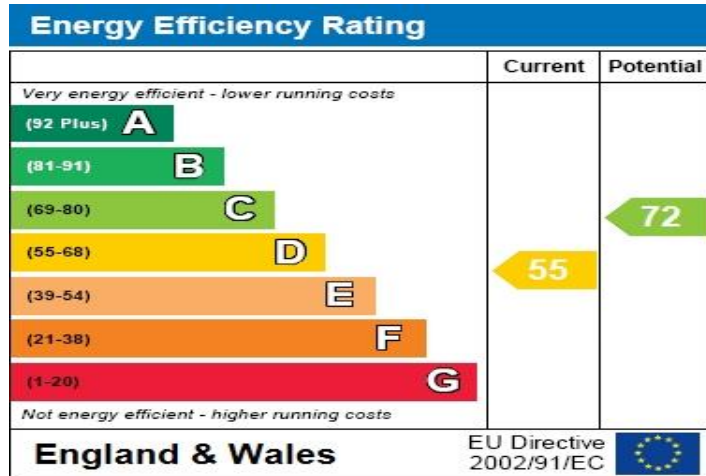
COUNCIL TAX

Watford Borough Council, Tax Band E £2733.26 2024/2025

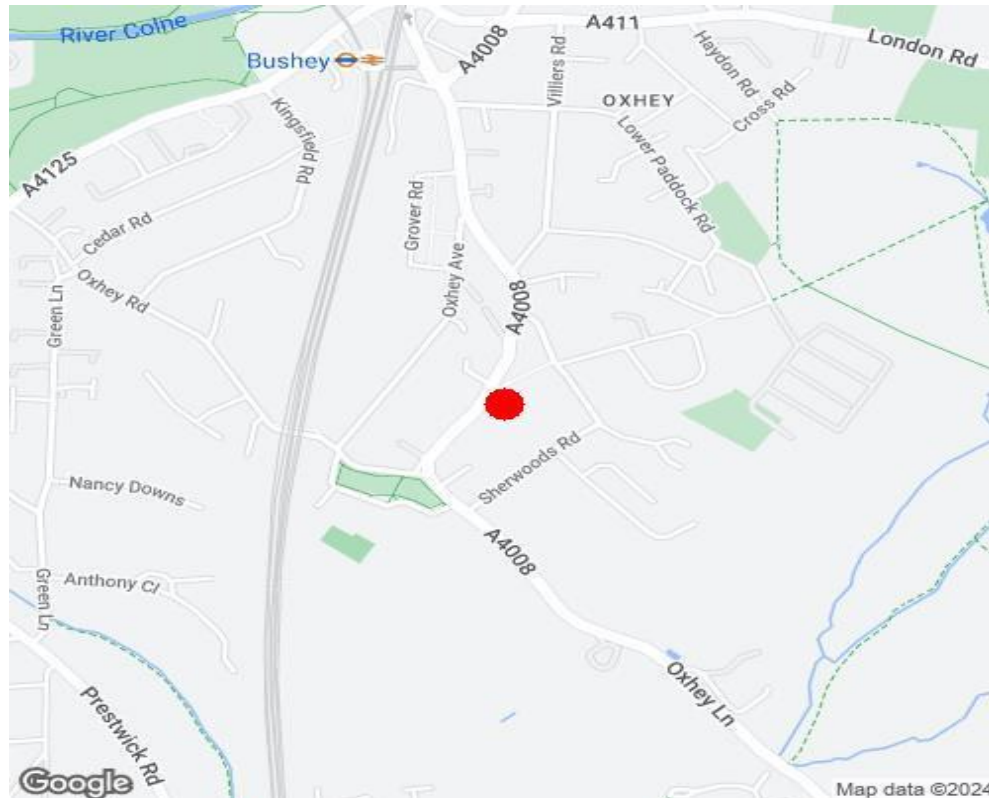
Approximate Gross Internal Area
Ground Floor = 122.9 sq m / 1,323 sq ft
First Floor = 69.2 sq m / 745 sq ft
Garden Studio = 11.6 sq m / 125 sq ft
Total = 203.7 sq m / 2,193 sq ft



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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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.