



35 Grover Road, Oxhey, WD19 4HH

Price £498,000 Freehold

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35 Grover Road, Oxhey, Watford, Hertfordshire, WD19 4HH

- Spacious & Well Maintained 2 Bed Terrace House
- Through Lounge With Solid Oak Flooring
- Fully Fitted Kitchen
- Double Glazing With Fitted Shutters/ Blinds
- Attractive & Well Stocked Rear Garden
- Residents Permit Parking
- Close To Bushey Station
- Energy Rating: D

A SPACIOUS 2 DOUBLE BEDROOM TERRACE COTTAGE, WELL MAINTAINED THROUGHOUT BY THE PRESENT OWNER, 23FT THROUGH LOUNGE WITH SOLID OAK FLOORING, FULLY FITTED KITCHEN, TWO DOUBLE BEDROOMS & MODERN BATHROOM, (ALL OFF FIRST FLOOR LANDING) DOUBLE GLAZING WITH FITTED SHUTTERS/ BLINDS GAS CENTRAL HEATING, ATTRACTIVE & WELL STOCKED REAR GARDEN, RESIDENTS PERMIT PARKING, SITUATED WITHIN WALKING DISTANCE OF BUSHEY MAIN LINE STATION







ENTRANCE

With traditional black and white tiled pathway to the front door.

THROUGH LOUNGE 23'6" (7.16m) x 11'4" (3.45m)

Double glazed windows to the front bay with fitted shutters, solid oak tongue & groove flooring, storage cupboard, double glazed window to the rear aspect with fitted blinds, staircase to the first floor

KITCHEN 11'3" (3.43m) x 6'5" (1.96m)

Range of wall and base units, wooden working surfaces, butler sink, built in Neff electric oven, Neff induction hob with extractor over, Bosch dishwasher, fridge freezer & washing machine, laminate wood flooring, double glazed windows to the rear and side aspects with fitted blinds, door leading on to the garden

FIRST FLOOR LANDING

Airing cupboard housing gas fired central heating boiler, access to loft via pull down ladder

BEDROOM 1 14'6" (4.42m) x 11'7" (3.53m)

Double glazed windows to the front aspect with fitted white shutters, fitted wardrobe cupboards along one wall

BEDROOM 2 11'6" (3.51m) x 9'5" (2.87m)

Double glazed window with fitted blinds overlooking the garden to the rear, wood flooring

BATHROOM

Fully tiled. Panelled bath with independent shower over, vanity unit incorporating wash hand basin with drawers under, low flush wc, chrome ladder radiator, extractor fan, double glazed window to the rear aspect

OUTSIDE

REAR GARDEN

Attractive and well stocked rear garden with paved patio area, steps up to lawn area with borders, further steps to raised decked area, outside tap and lighting, right of way gated access for neighbours across garden to alley way.

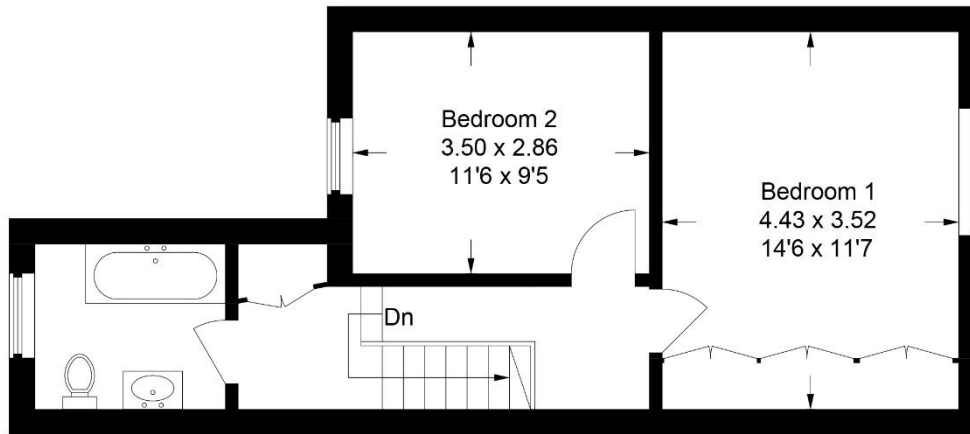
RESIDENTS PERMIT PARKING

£35.00 per annum for the first permit

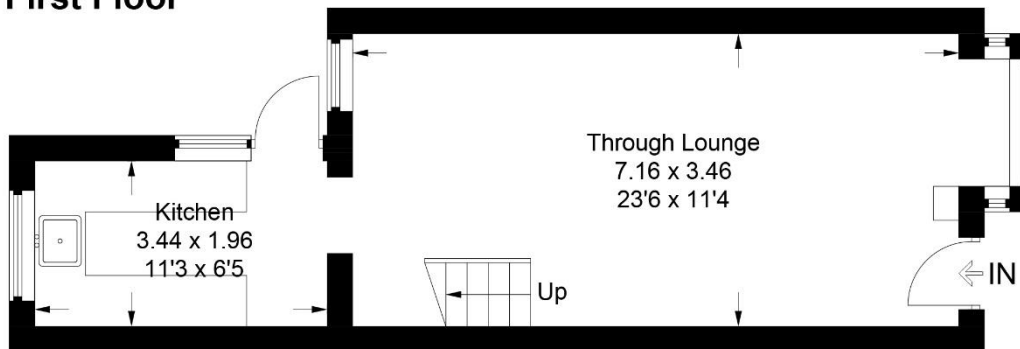
COUNCIL TAX

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

Approximate Gross Internal Area
Ground Floor = 33.1 sq m / 356 sq ft
First Floor = 39.1 sq m / 421 sq ft
Total = 72.2 sq m / 777 sq ft




First Floor



Ground Floor

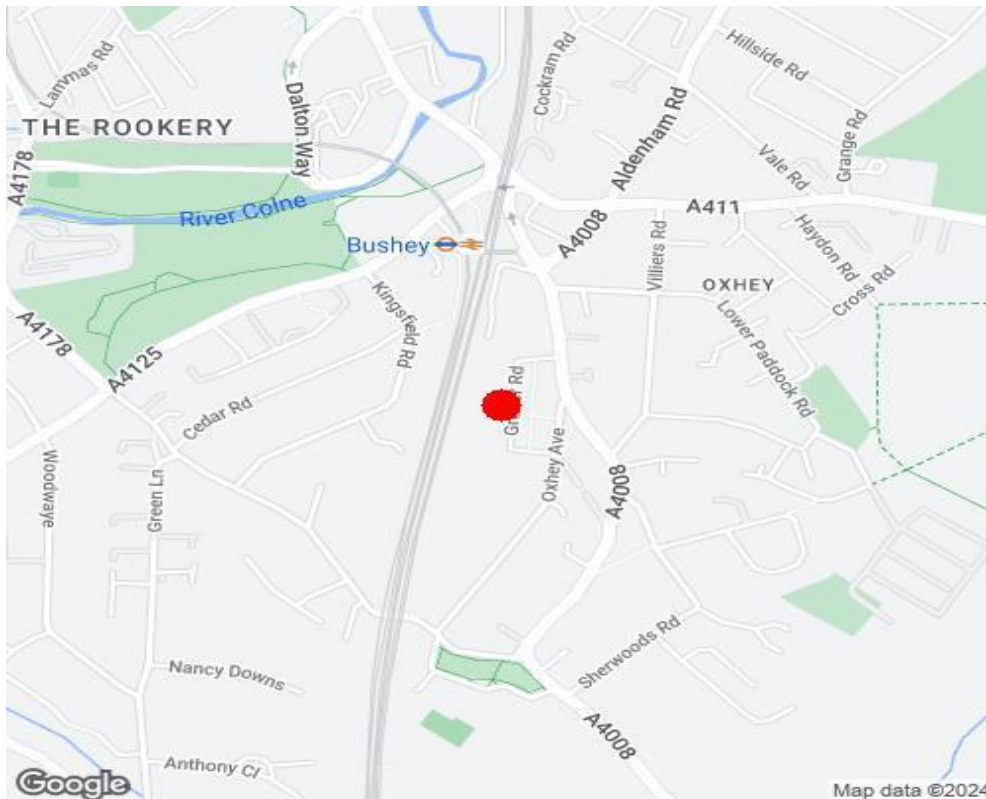
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) A		
(81-91) B		88
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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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.