



39 Pinner Road, Oxhey, WD19 4EG

Price £475,000 Freehold

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 ChurchillsBushey



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39 Pinner Road, Oxhey, Watford, Hertfordshire, WD19 4EG

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- A 2 Bed 2 Bath Terrace Cottage
- Internal Wooden Doors
- Double Glazing With Fitted Shutters In Part
- Fitted Kitchen With Roof lantern
- Garage To The Rear
- Close To Bushey Station
- No Upper Chain
- Energy Rating: D

AN OLDER STYLE 2 BEDROOM 2 BATHROOM TERRACE COTTAGE, WELL PRESENTED THROUGHOUT, ENTRANCE PORCH, 23FT LIVING/ DINING ROOM, FITTED KITCHEN WITH ROOF LANTERN, GROUND FLOOR SHOWER ROOM, TWO DOUBLE BEDROOMS, LARGE SHOWER ROOM( OFF BEDROOM 1), GAS CENTRAL HEATING, DOUBLE GLAZING WITH FITTED SHUTTERS, INTERNAL WOODEN DOORS, LOW MAINTENANCE REAR GARDEN, GARAGE TO THE REAR OF THE PROPERTY, WITHIN WALKING DISTANCE OF BUSHEY MAIN LINE STATION, OFFERED FOR SALE WITH NO UPPER CHAIN







ENTRANCE PORCH

Tiled floor, double glazed windows to the side aspect, composite entrance door

LIVING/ DINING ROOM 23'7" (7.19m) x 11'3" (3.43m)

Double glazed windows to the front bay with fitted shutters, meter cupboard, wood flooring, fireplace, staircase to the first floor, wall lights, inset lights, column radiator, double glazed doors leading on to the garden

GROUND FLOOR SHOWER ROOM

Fully tiled with shower cubicle, low flush wc incorporating wash hand basin, chrome ladder radiator, mirrored wall cabinet, inset spotlights, extractor fan, electric under floor heating, double glazed windows to the side aspect

KITCHEN 15'9" (4.8m) x 6'9" (2.06m)

Range of wall, base and display units, wooden working surfaces with pull down breakfast bar, Franke 1 1/2 bowl under mount sink, 5 ring gas hob with modern extractor hood over, eye level double oven, integrated microwave and dishwasher, space for large fridge freezer, tiled walls, tiled flooring with electric under floor heating, inset spotlights, roof lantern, double glazed patio doors leading on to the garden

FIRST FLOOR LANDING

Laminate wood flooring, storage cupboard, access to boarded loft via pull down ladder, inset spotlights

BEDROOM 1 11'2" (3.4m) x 9'10" (3m)

Double glazed window to the rear with fitted shutters, inset spotlights, electric under floor heating with special carpet and carpet liner fitted

BEDROOM 2 11'2" (3.4m) x 10'4" (3.15m)

Double glazed window to the front with fitted shutters, inset spotlights

SHOWER ROOM

(Accessed off bedroom 1) Fully tiled with large walk in shower cubicle, wash hand basin with pedestal, low flush wc, chrome ladder radiator, cupboard housing gas fired combination boiler, inset spotlights, electric under floor heating

OUTSIDE

REAR GARDEN

Paved garden with borders, outside light and tap, gated rear access, garden shed with access to garage

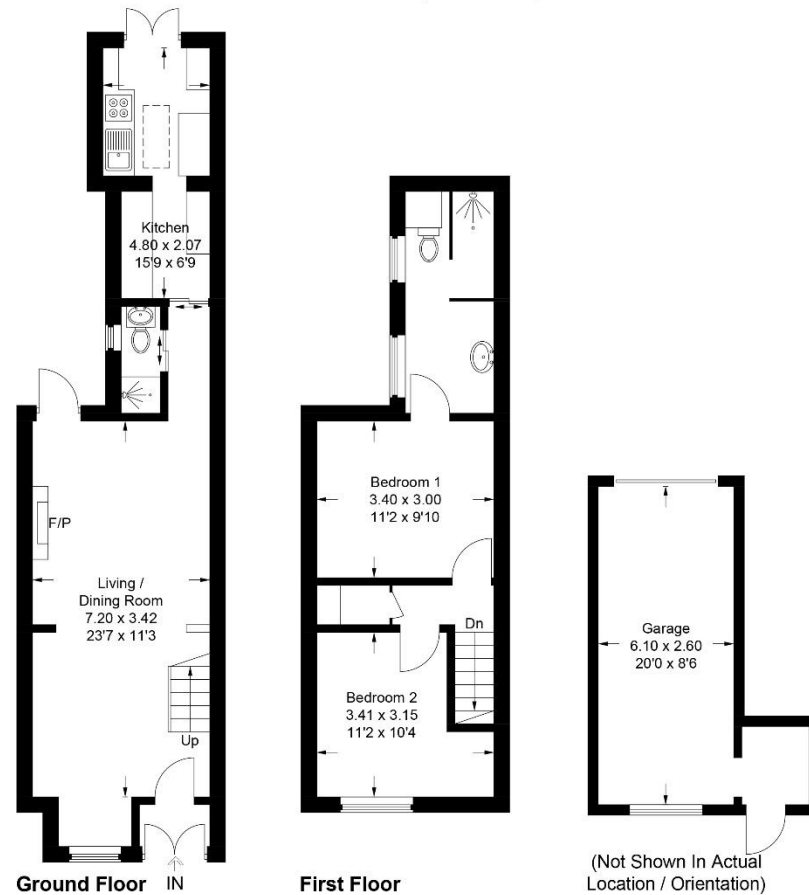
GARAGE

To the rear of the garden with up and over door to the front, accessed off Grover Road. With newly fitted watertight roof and renewed guttering

COUNCIL TAX

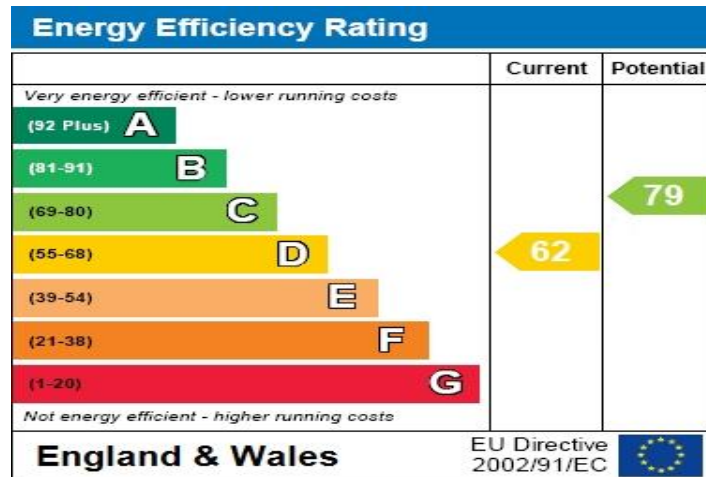
Watford Borough Council, Tax Band D, £2236.30 2024/2025

Approximate Gross Internal Area  
 Ground Floor = 40.7 sq m / 438 sq ft  
 First Floor = 32.0 sq m / 344 sq ft  
 Garage = 18.0 sq m / 194 sq ft  
 Total = 90.7 sq m / 976 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](mailto: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.

