



21 Talbot Avenue, Oxhey, WD19 4FX

Price £520,000 Freehold

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 ChurchillsBushey



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21 Talbot Avenue, Oxhey, Watford, Hertfordshire, WD19 4FX

- 2 Bed Detached Bungalow
- In Need of Complete Modernisation
- Popular Residential Location
- Permitted Development Granted
- Gardens Surround The Property
- Close To Station
- No Upper Chain
- Energy Rating: E

This two bedroom detached bungalow, surrounded by gardens, is situated on a popular residential road in Oxhey, close to Bushey mainline station and local schools.

Currently stripped by the present owners, the property is in need of significant renovation and presents a unique opportunity for a buyer to create their own bespoke home. Permitted development has been granted for a first floor extension to provide two additional bedrooms and a bathroom.

There is also ample space for off street parking and a garage (subject to planning permission). The property benefits from being offered for sale with no upper chain.









ENTRANCE HALL

Floor boards, access to the loft

LIVING ROOM 15'11" (4.85m) x 15'5" (4.7m)

Windows to the front bay and side aspect with secondary glazing, fireplace

KITCHEN 14'3" (4.34m) x 12'4" (3.76m)

Windows to the rear and side aspects, glazed door to the outside, base units, working surfaces, wall mounted gas fired central heating boiler (Ideal), stainless steel sink with drainer, gas point

BEDROOM 1 12'6" (3.81m) x 12'5" (3.78m)

Windows to the front bay and side aspect with secondary glazing

BEDROOM 2 11'5" (3.48m) x 10'11" (3.33m)

Windows to the rear and side aspects with secondary glazing

BATHROOM

Panelled bath, wash hand basin with pedestal, low flush wc, laminate wood flooring, window to the rear aspect

OUTSIDE

GARDEN

Gardens surround the property

SHED 6'10" (2.08m) x 4'0" (1.22m)

OFF STREET PARKING

Ample space for off street parking via dropped kerb. Space for garage (subject to planning permission)

COUNCIL TAX

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

PERMITTED DEVELOPMENT GRANTED

Approved by Watford Borough Council for a first floor conversion

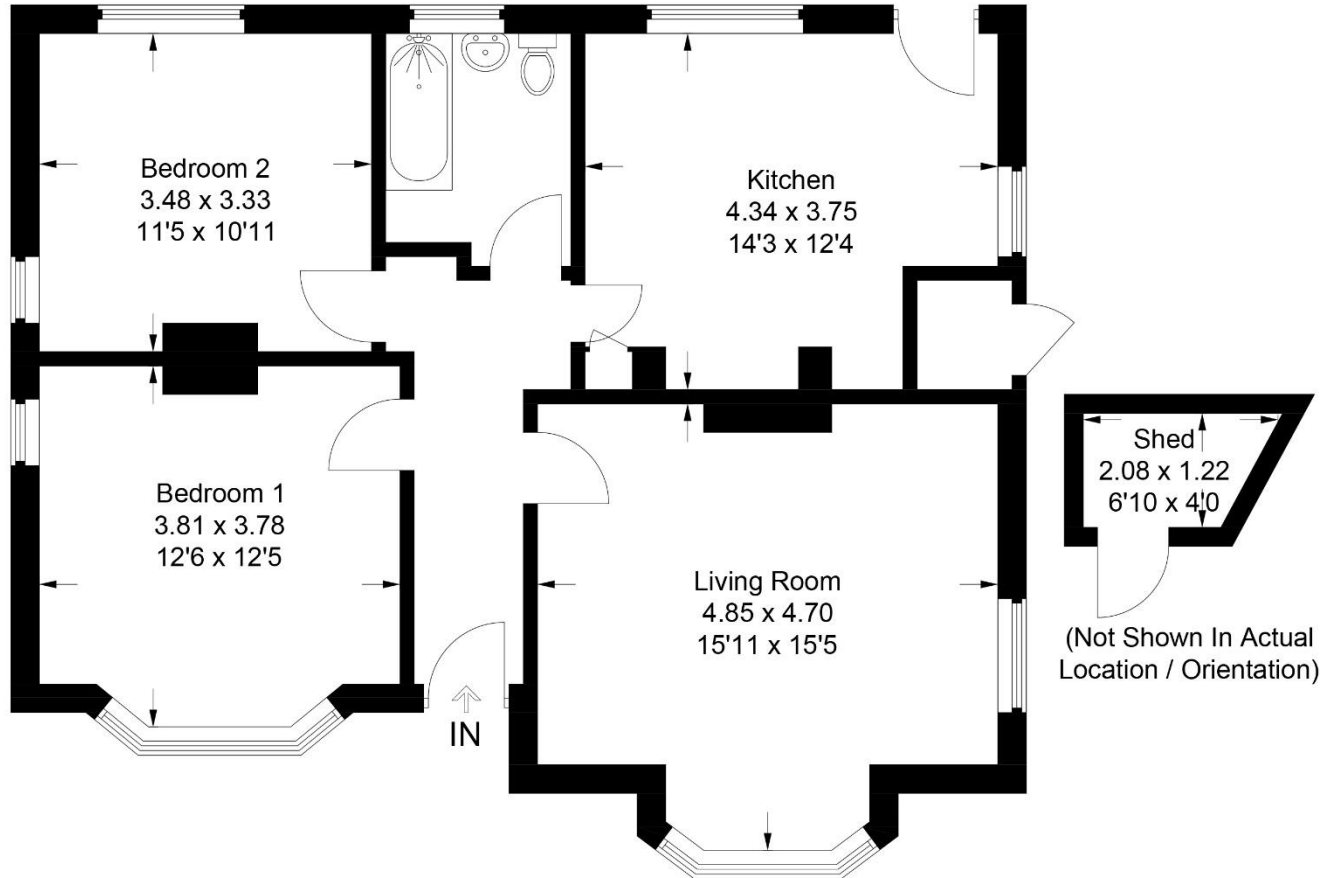
Planning Ref. No. 24/00494/LDC

21 Talbot Avenue

Approximate Gross Internal Area = 76.5 sq m / 823 sq ft


Shed = 2.1 sq m / 23 sq ft

Total = 78.6 sq m / 846 sq ft



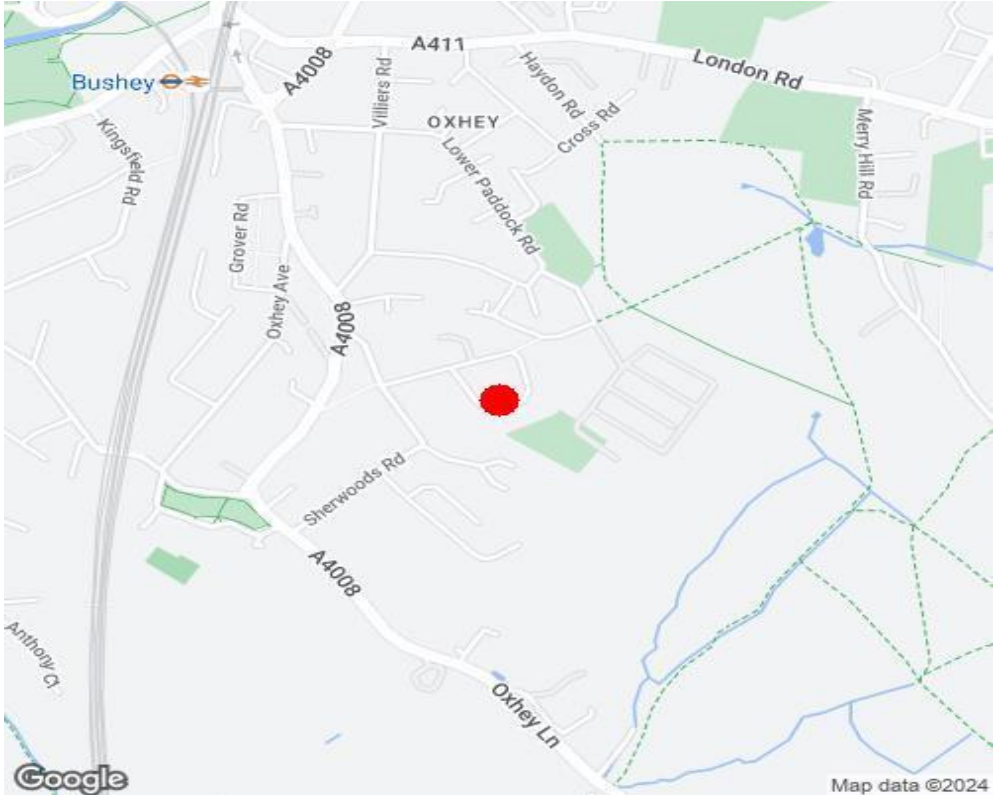
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	48	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.