



110 Oaklands Avenue, Oxhey Hall, WD19 4LW

Price £930,000 Freehold

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 ChurchillsBushey



Price £930,000

110 Oaklands Avenue, Oxhey Hall, Watford,
Hertfordshire, WD19 4LW

- Extended 3/4 Bedroom Semi Detached House
- Tastefully Decorated Throughout
- Newly Laid Laminate Wood Flooring Downstairs
- Modern Kitchen With Fitted Zanussi Appliances
- Contemporary Bathroom & Wet Room
- Attractive Rear Garden With Large Patio Area
- Sought After Residential Location
- Energy Rating: C

This inviting extended semi detached house features 3/4 bedrooms and has been tastefully decorated throughout. There is a spacious living room, modern kitchen with fitted Zanussi appliances and dining area which showcases bifolding doors that open onto an attractive and large rear garden with a spacious tiled patio area, perfect for entertaining. Also on the ground floor, there is a versatile room that can serve as a 4th bedroom or TV room with under floor heating and a convenient wet room. The downstairs area has newly laid laminate wood flooring. Moving upstairs, the property offers three bedrooms and a contemporary family bathroom. Additional features include double glazing, gas central heating, and a utility room that was once part of the garage. The front of the house has a garden and off street parking.

Located in the sought after residential area of Oxhey Hall, the home is conveniently close to Bushey Mainline Station and Moor Park Station.









ENTRANCE HALL

Newly laid laminate wood flooring, staircase to first floor with storage cupboard under, wall lights, inset spotlights

LIVING ROOM 13'5" (4.09m) x 12'8" (3.86m)

Double glazed window to the front aspect with fitted blinds, newly laid laminate wood flooring, inset spotlights

OPEN PLAN KITCHEN/ DINING ROOM 28'0" (8.53m) x 16'11" (5.16m)

Modern fitted kitchen with a range of wall, base & drawer units, corian working surfaces incorporating 1.5 bowl sink and drainer, fitted Zanussi appliances including induction hob with extractor hood over, eye level double oven, fridge freezer, dishwasher and wine fridge, space for dining table, skylight windows, bifolding double glazed doors leading on to the garden, newly laid laminate wood flooring

TV ROOM/ BEDROOM 4 30'5" (9.27m) x 6'5" (1.96m)

Newly laid laminate wood flooring with under floor heating, inset spotlights, skylight window, double glazed bifolding doors leading on to the garden

GROUND FLOOR WET ROOM

Fully tiled. Shower, wash hand basin with drawers under, shaver point, fitted wall mirror with feature lighting, wall cabinet, chrome ladder radiator, wc, inset spotlights, extractor fan

FIRST FLOOR LANDING

Feature stained glass leaded light window to the side aspect, airing cupboard, access to the loft, inset spotlights

BEDROOM 1 14'8" (4.47m) x 11'9" (3.58m)

Double glazed window to the front aspect with fitted blinds, selection of wardrobe cupboards along one wall, inset spotlights

BEDROOM 2 13'1" (3.99m) x 11'0" (3.35m)

Double glazed window to the rear aspect with fitted blinds, wardrobe cupboards with sliding mirrored doors, inset spotlights

BEDROOM 3 9'1" (2.77m) x 8'0" (2.44m)

Double glazed window to the rear aspect with fitted blinds, laminate wood flooring, column radiator

FAMILY BATHROOM

Modern bathroom comprising of panelled bath with hand held shower attachment, low flush wc, wash hand basin with drawers under, chrome ladder radiator, inset spotlights, tiled floor, double glazed windows to the side aspect with fitted blinds

OUTSIDE

FRONT GARDEN

Lawn area, hedges, outside tap, paved pathway

UTILITY ROOM 8'4" (2.54m) x 6'5" (1.96m)

Originally part of the garage. With double doors to the front, light and power, plumbing for washing machine, space for tumble dryer, wall mounted gas fired central heating boiler

REAR GARDEN

An attractive rear garden with large tiled patio area, lawn area shrubs, pond with flowing water fall, play area and seating area to the rear, outside lights and tap

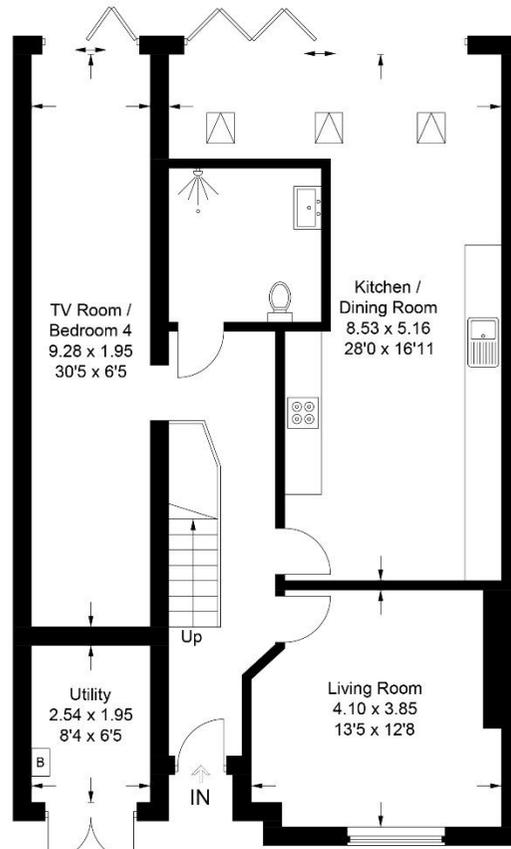
OFF STREET PARKING

To the front of the property via own driveway

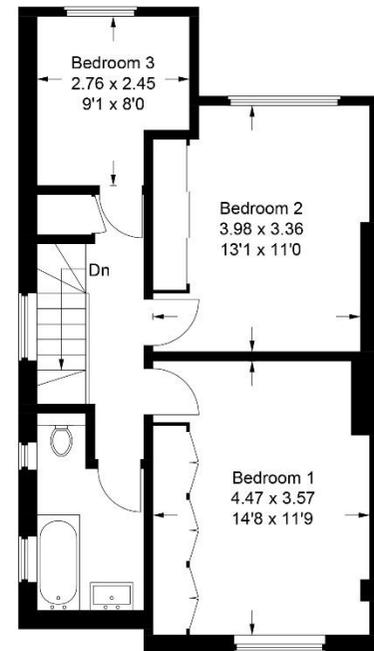
COUNCIL TAX

Three Rivers District Council, Tax Band E, £2669.20 2024/2025

Approximate Gross Internal Area
 Ground Floor = 88.6 sq m / 954 sq ft
 First Floor = 49.7 sq m / 535 sq ft
 Utility = 5.2 sq m / 56 sq ft
 Total = 143.5 sq m / 1,545 sq ft



Ground Floor



First Floor

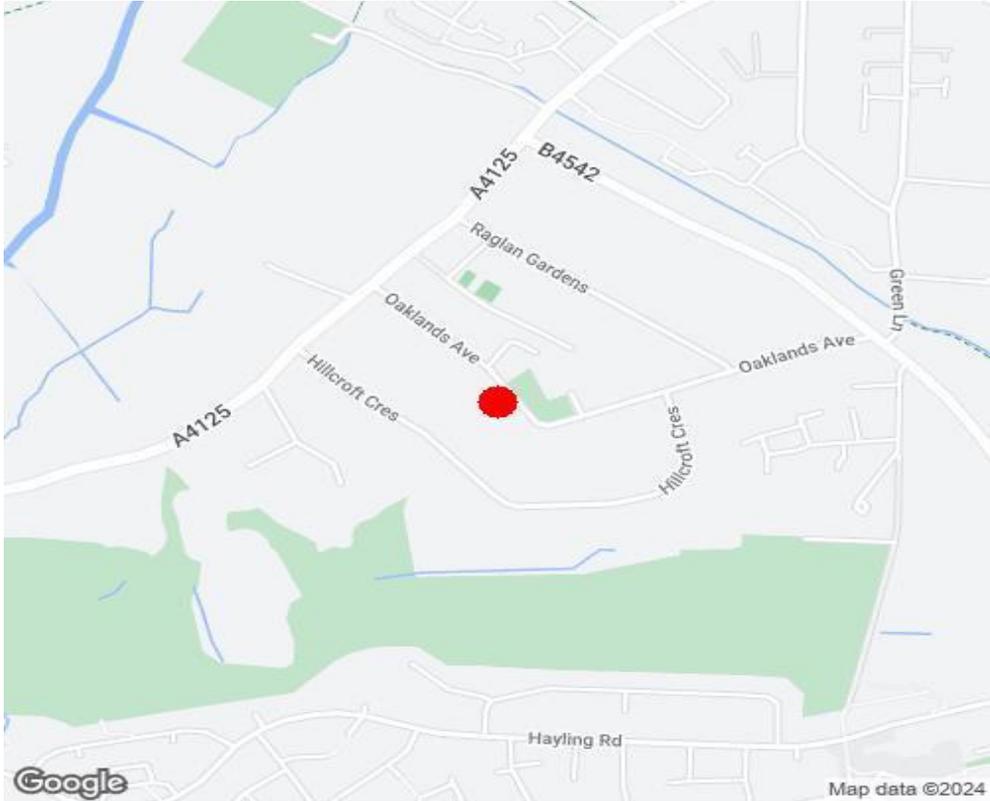
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		85
(69-80) C	73	
(55-68) D		
(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.