



12 Cross Road, Oxhey Village, WD19 4DH

Price £649,995 Freehold

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12 Cross Road, Oxhey Village, Watford, WD19 4DH

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- Extended 3 Bed Terraced House
- Sought After Location Of Oxhey Village
- Open Plan Living Accommodation
- Cloakroom
- Kitchen With Bifolding Doors To Garden
- Stunning Views To Rear Of Property Overlooking Fields
- Residents Permit Parking
- Energy Rating: E

This extended three bedroom terraced house is located in the highly desirable area of Oxhey Village close to local shops and within walking distance of Bushey Mainline Station. The property is well presented and features an open plan layout on the ground floor that includes a spacious living and dining area, a convenient cloakroom, and a fully fitted kitchen equipped with under floor heating and bifolding doors that open onto the garden. Upstairs, the house offers three bedrooms and a family bathroom. The property benefits from gas central heating and double glazed sash windows.

The attractive & well maintained garden, approached via the kitchen, provides a picturesque setting with stunning views overlooking Attenborough Fields. Additionally, the property also benefits from residents permit parking.







#### ENTRANCE HALL

Staircase to the first floor with storage cupboards under, open plan to

#### LIVING ROOM 12'7" (3.84m) x 9'7" (2.92m)

Double glazed sash windows to the front bay, attractive fireplace feature, open plan to

#### DINING ROOM 13'2" (4.01m) x 12'9" (3.89m)

Open fireplace with shelving to alcoves, open plan to

#### KITCHEN 13'0" (3.96m) x 12'5" (3.78m)

Fully fitted kitchen with a range of wall and base units, working surfaces, 1.5 bowl stainless steel sink unit with waste incinerator, AEG induction hob with extractor over, built in electric oven, microwave, fridge freezer, dishwasher and washing machine. Central island with working surface and cupboards under. Inset spot lights, tiled floor with under floor heating, skylight window, double glazed bifolding doors leading on to the garden

#### FIRST FLOOR LANDING

Access to the loft

#### BEDROOM 1 12'9" (3.89m) x 12'8" (3.86m)

Double glazed sash windows to the front aspect

#### BEDROOM 2 12'11" (3.94m) x 8'0" (2.44m)

Double glazed sash window to the rear aspect, inset spotlights

#### BEDROOM 3 7'7" (2.31m) x 6'5" (1.96m)

Double glazed sash window to the rear aspect

#### BATHROOM

Panelled bath with hand held shower attachment over, glass shower screen, vanity unit incorporating wash hand basin, cupboards & wc with concealed cistern, mirrored wall cabinet, extractor fan, tiled walls, vinyl flooring

#### OUTSIDE

#### REAR GARDEN

Attractive and well maintained rear garden with extensive views to the rear overlooking Attenborough Fields with paved patio area, lawn with raised borders, outside tap and lighting and timber store,

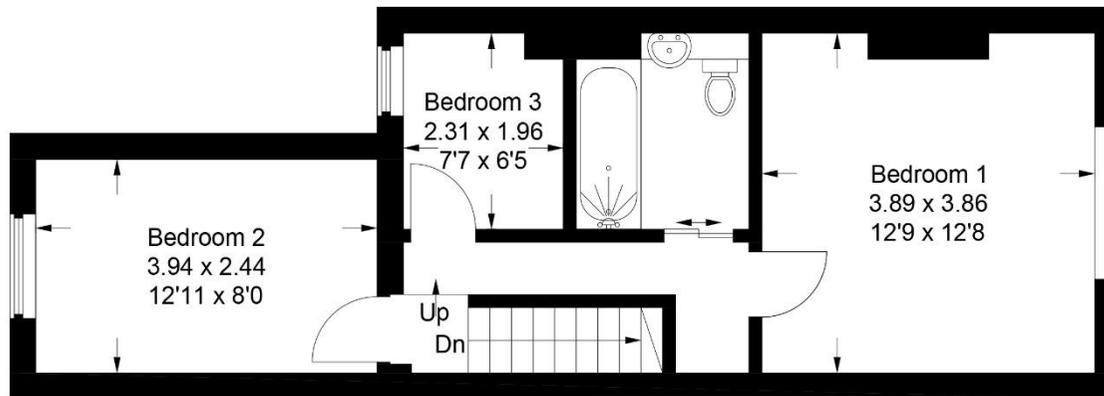
#### RESIDENTS PERMIT PARKING

Monday - Friday 9am - 11am

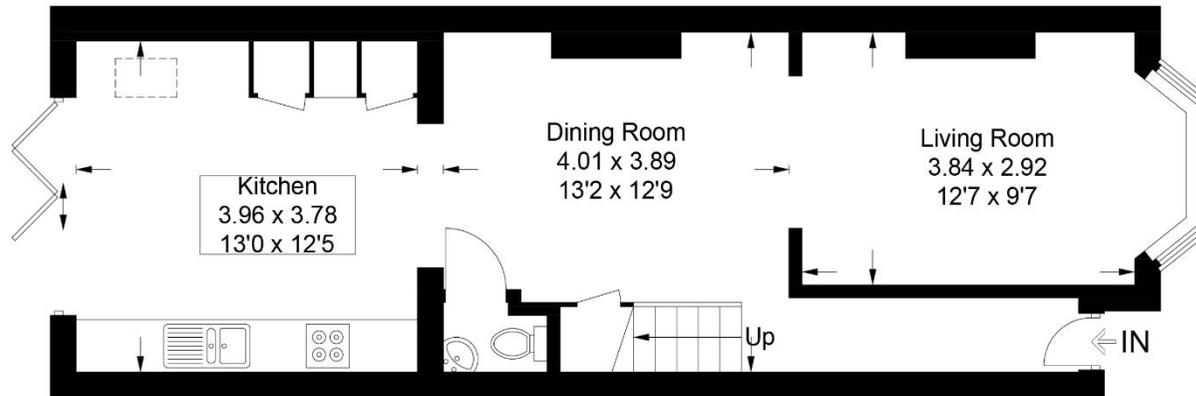
#### COUNCIL TAX

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

Approximate Gross Internal Area = 89.8 sq m / 967 sq ft



### First Floor



### Ground Floor

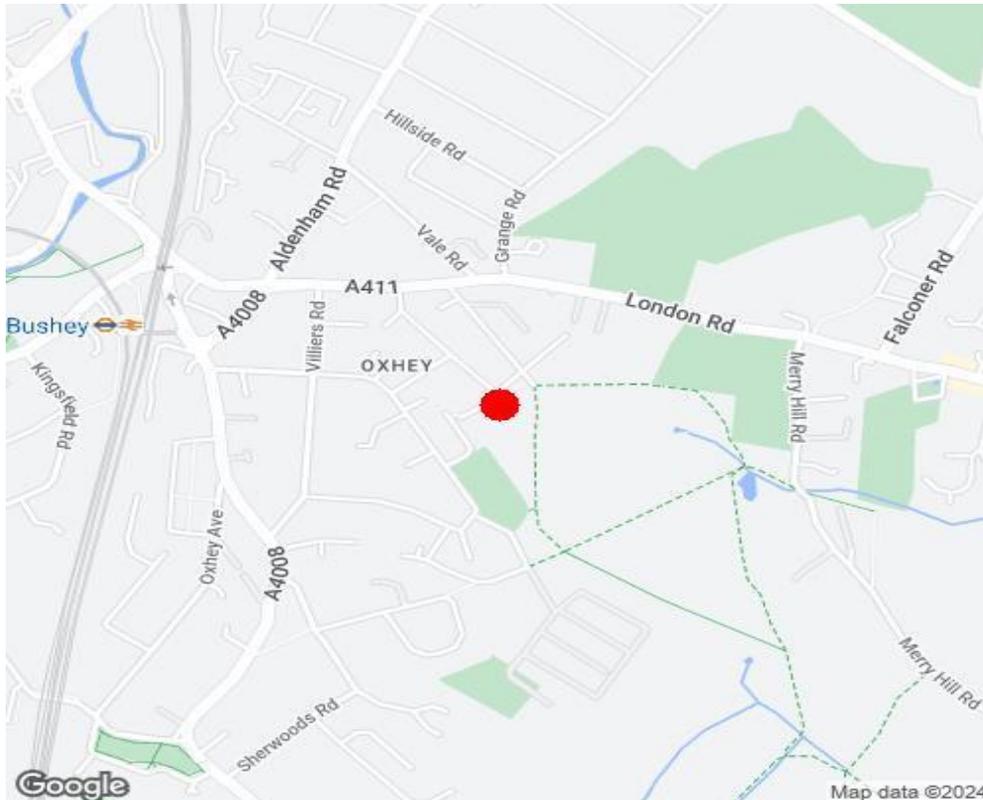
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	47	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.