



118 Oaklands Avenue, Oxhey Hall, WD19 4LW

Price £675,000 Freehold

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 ChurchillsBushey



Price £675,000

**118 Oaklands Avenue, Oxhey Hall, Watford,  
Hertfordshire, WD19 4LW**

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- A 3 Bed Semi Detached House
- In Need Of General Modernisation
- Large Rear Garden
- Garage & Off Street Parking
- Scope To Extend (STPP)
- Popular Residential Location
- No Upper Chain
- Energy Rating: E

This three bedroom semi detached house, situated in the desirable residential area of Oxhey Hall, presents a fantastic opportunity for renovation and expansion. In need of general modernisation, the property features an entrance porch, entrance hall, a through lounge that extends into a conservatory, and a kitchen on the ground floor. Upstairs, there are three bedrooms, a bathroom, and a separate WC.

The house has double glazed leaded light windows and gas central heating. Outside, there is a front garden, a large rear garden with a selection of fruit trees, a garage, and off-street parking at the front.

The property offers ample scope for an extension, subject to the necessary planning consents, making it an ideal purchase for creating your dream home. This home is offered for sale with no upper chain.







#### ENTRANCE PORCH

Window to the side, tiled floor, solid wood entrance door

#### ENTRANCE HALL

Wood flooring, feature stained glass window, staircase to the first floor with cupboard under

#### THROUGH LOUNGE 27'11" (8.51m) x 13'7" (4.14m)

Double glazed leaded light window to the front aspect, wood flooring, open fireplace with shelving to alcoves, double glazed leaded light windows and double doors leading on to

#### CONSERVATORY 9'2" (2.79m) x 4'6" (1.37m)

Tiled floor, double glazed leaded light windows and patio doors leading on to the garden

#### KITCHEN 14'5" (4.39m) x 7'10" (2.39m)

Range of wall and base units, working surfaces, 1 1/2 bowl sink unit with drainer, cooker point, extractor hood, plumbing for washing machine, vinyl flooring, wall mounted gas fire central heating boiler, larder cupboard, double glazed leaded light window to the rear aspect, door to outside

#### FIRST FLOOR LANDING

Feature leaded light stained glass window to the side with secondary glazing, airing cupboard

#### BEDROOM 1 14'8" (4.47m) x 11'8" (3.56m)

Double glazed leaded light window to the front aspect, wash hand basin with pedestal, access to fully boarded loft

#### BEDROOM 2 13'2" (4.01m) x 11'8" (3.56m)

Double glazed leaded light window to the rear aspect

#### BEDROOM 3 9'0" (2.74m) x 8'1" (2.46m)

Double glazed leaded light window to the rear aspect

#### BATHROOM

P- Shaped bath with hand held shower attachment, glass shower screen, vanity unit incorporating wash hand basin with cupboards and drawers under, large fitted wall mirror, wall cupboard, electric wall heater, tiled walls, vinyl flooring, double glazed leaded light window to the side aspect

#### SEPARATE WC

double glazed leaded light window to the side aspect, low flush wc, vinyl flooring

#### OUTSIDE

#### FRONT GARDEN

Lawn with borders

#### REAR GARDEN

Attractive rear garden with paved patio area, pond, raised beds, lawn area, trees, borders & shrubs, greenhouse, fruit trees, vegetable plot, timber garden shed, outside tap and light

#### GARAGE 15'9" (4.8m) x 7'6" (2.29m)

With double doors to the front, light and power, personal door leading on to the garden

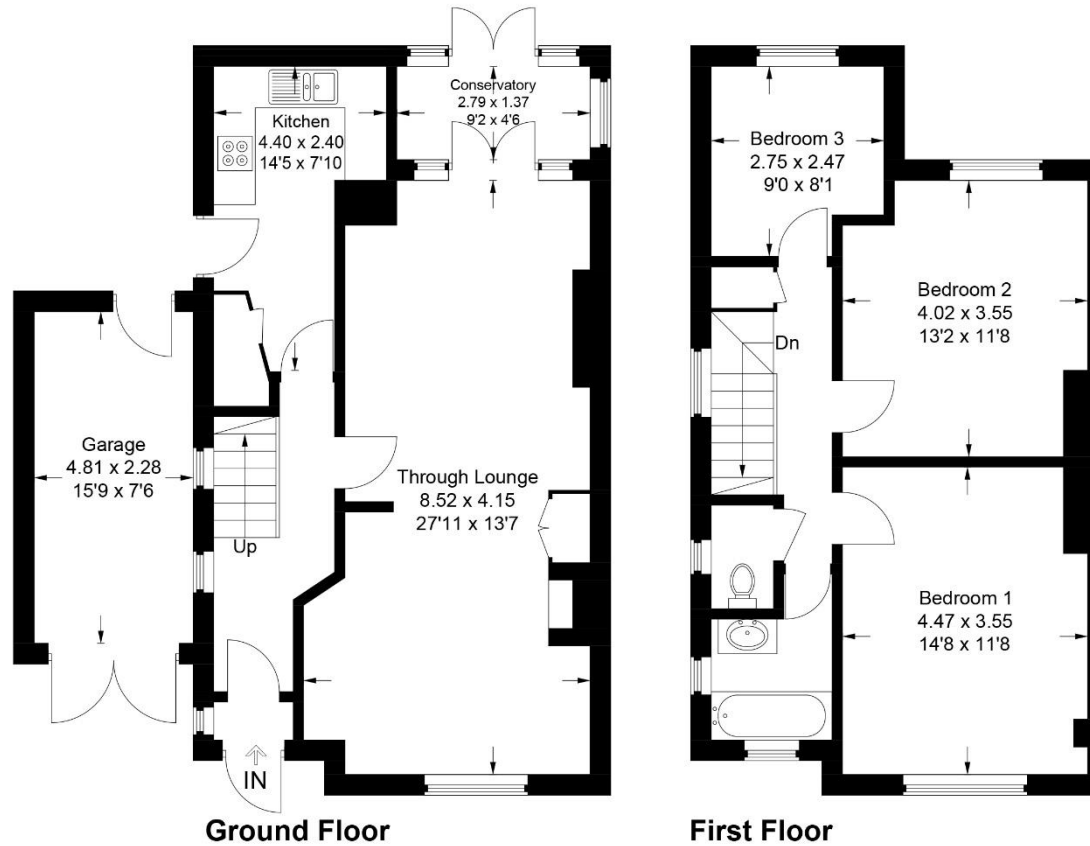
#### OFF STREET PARKING

Via block paved driveway to the front of the property


#### COUNCIL TAX

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

Approximate Gross Internal Area  
Ground Floor = 55.4 sq m / 596 sq ft  
First Floor = 50.0 sq m / 538 sq ft  
Garage = 11.4 sq m / 123 sq ft  
Total = 116.8 sq m / 1,257 sq ft

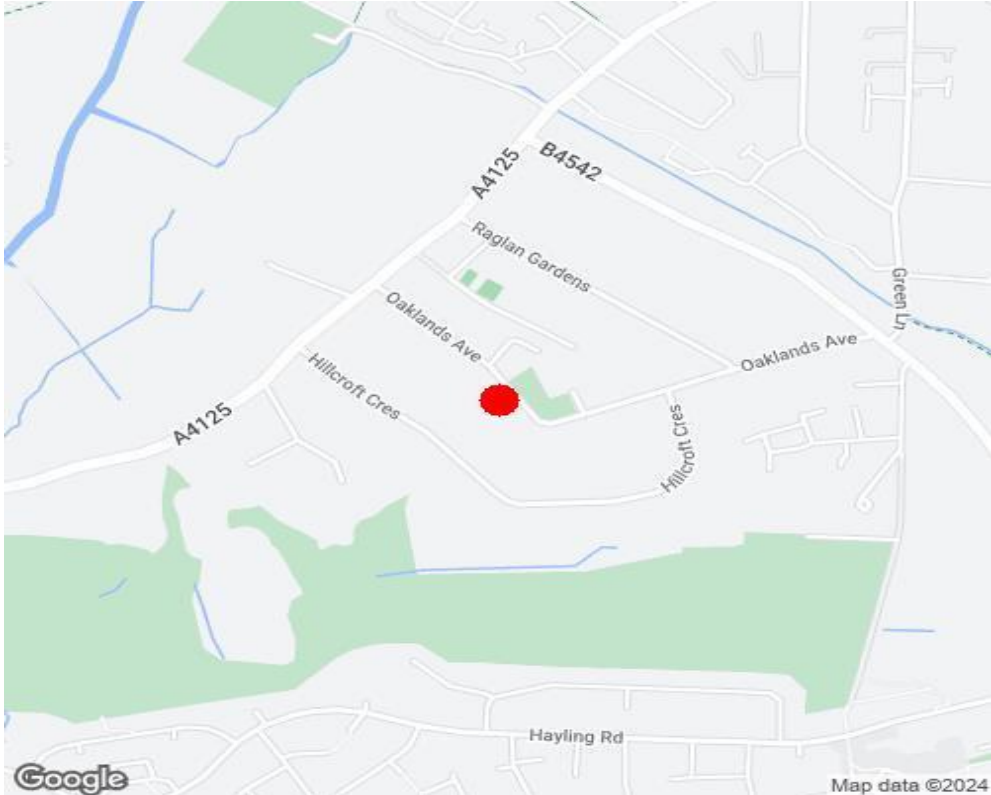


This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>		
(39-54) <b>E</b>	44	
(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.