



64 Villiers Road, Oxhey Villiage, WD19 4AJ

Price £500,000 Freehold

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 Churchill'sBushey





Price £500,000

64 Villiers Road, Oxhey Villiage, Watford, Hertfordshire, WD19 4AJ

- Two Bed Mid Terrace Cottage
- Open Plan Living Accommodation
- Double Glazed Conservatory
- Bedrooms & Bathroom Off Landing
- Large L-Shaped Rear Garden With Summer House
- Provision For Off Street Parking (Subject To Consent)
- No Upper Chain
- Energy Rating: C

A well maintained two bedroom mid terrace cottage located in the heart of Oxhey Village, within a conservation area. The home features an entrance porch that opens into a spacious, open plan layout, seamlessly blending the living, dining, and kitchen areas. A bright conservatory at the rear overlooks an impressive L-shaped garden, with additional land purchased from an adjacent property, offering ample space for outdoor entertaining and relaxation. At the heart of the garden is a charming summer cabin, designed for year round use, providing a perfect escape into nature without leaving home. The garden also offers the potential for future structures, subject to planning permission, making it a rare find.



Upstairs, there are two bedrooms and a modern bathroom with both a bath and shower cubicle, all accessed from the first floor landing. Additionally, there is a versatile loft room, complete with a skylight and heating. The property benefits from gas central heating and double glazing throughout. The expansive garden includes provision for hard standing parking with double gates leading to a rear access road. There is also residents` permit parking within the road.

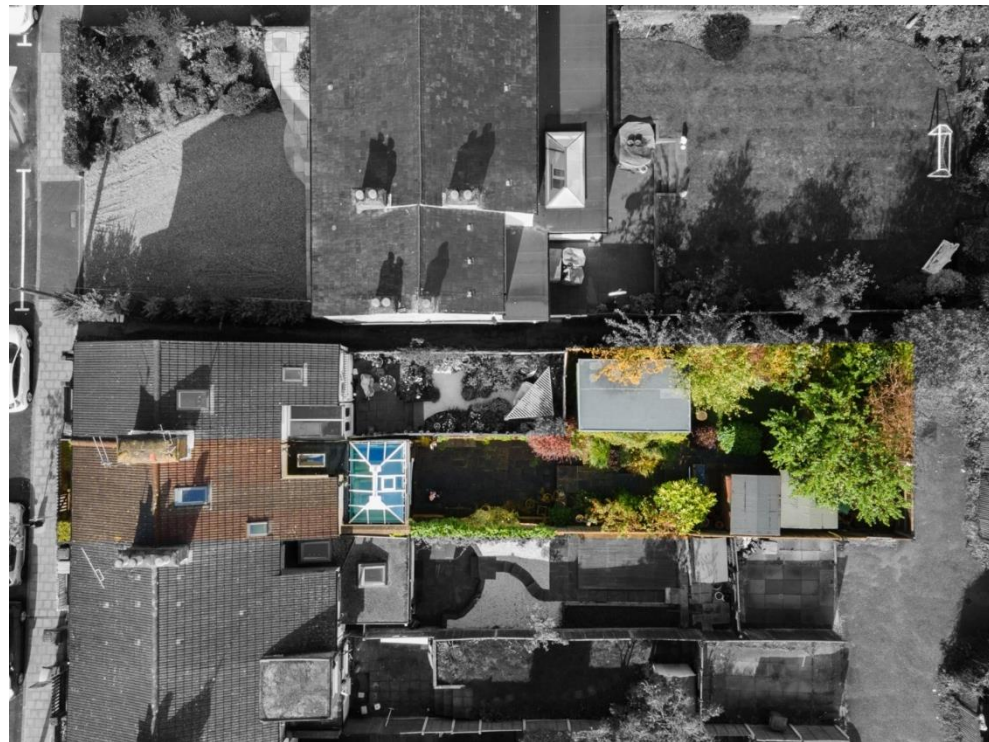
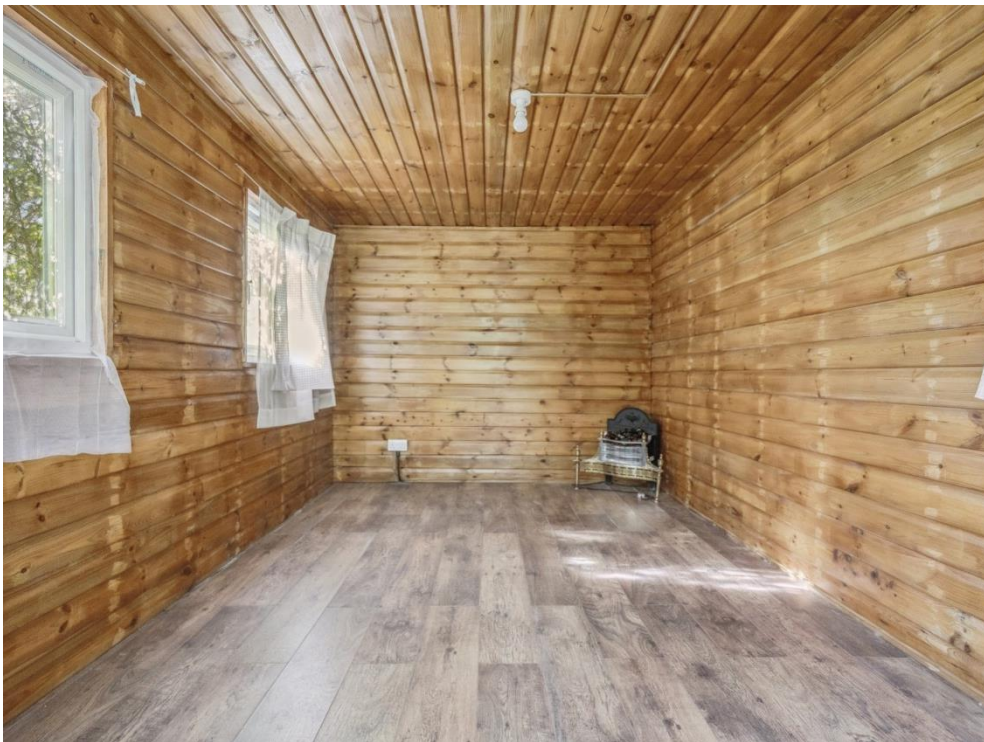
Conveniently located just a short walk from local amenities such as Bushey Station, shops, schools, and Attenborough Fields, this property is offered for sale with no upper chain.















#### ENTRANCE PORCH

Laminate wood flooring, double glazed window to the side access

#### LIVING ROOM 11'9" (3.58m) x 11'9" (3.58m)

Double glazed window to the front bay, staircase to the first floor, laminate wood flooring, radiator cover, cupboard housing wall mounted gas fired central heating boiler, open plan to

#### DINING ROOM 11'8" (3.56m) x 10'8" (3.25m)

Laminate wood flooring, step up to

#### KITCHEN 11'1" (3.38m) x 6'8" (2.03m)

Range of wall and base units, working surfaces, 1.5 bowl stainless steel sink unit with drainer, fitted Bosch gas hob with Bosch extractor hood over, Neff double oven, space for slimline dishwasher, double glazed window overlooking the conservatory, laminate wood flooring, inset spotlights, skylight

#### CONSERVATORY 10'6" (3.2m) x 7'7" (2.31m)

Double glazed conservatory with patio doors leading on to the garden, tiled floor, plumbing for washing machine

#### FIRST FLOOR LANDING

Access to loft via pull down ladder, Velux window

#### BEDROOM 1 11'11" (3.63m) x 11'9" (3.58m)

Double glazed window to the front aspect

#### BEDROOM 2 10'11" (3.33m) x 6'4" (1.93m)

Double glazed window to the rear aspect

#### BATHROOM

Fully tiled with fitted bath, corner shower cubicle, wash hand basin with pedestal, fitted mirrored wall cabinet, low flush wc, chrome ladder radiator, extractor fan, double glazed window to the rear aspect

#### LOFT ROOM

Approached via pull down ladder, laminate wood flooring, Velux window, electric wall heater, ample storage within eaves cupboards

#### OUTSIDE

#### REAR GARDEN

Large L-Shaped garden situated over tiered levels with paved patio area, artificial lawn, raised beds, mature shrubs, two timber garden sheds, light and power, outside butler sink, summer house, gated rear pedestrian access

#### SUMMER HOUSE 13'1" (3.99m) x 8'2" (2.49m)

With double glazed windows and double glazed doors, laminate wood flooring, power and lighting

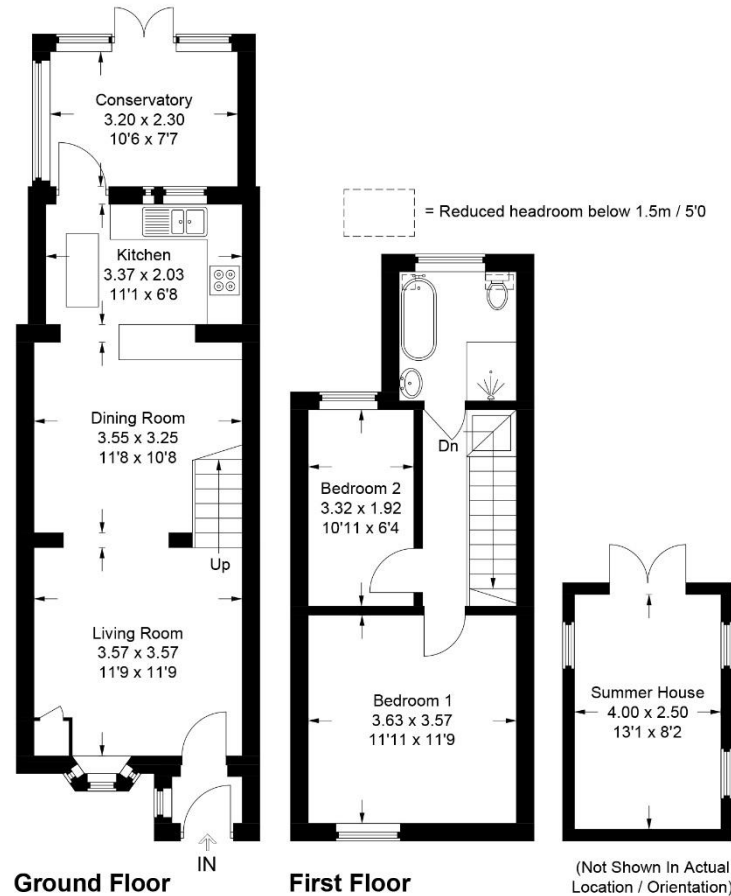
#### PROVISION FOR OFF STREET PARKING

A hard standing area at the rear of the garden approached via double gates and accessed off Avenue Terrace has been provisioned, but never needed to be used

#### COUNCIL TAX


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

Approximate Gross Internal Area  
 Ground Floor = 43.1 sq m / 463 sq ft  
 First Floor = 29.7 sq m / 320 sq ft  
 Summer House = 10.0 sq m / 108 sq ft  
 Total = 82.8 sq m / 891 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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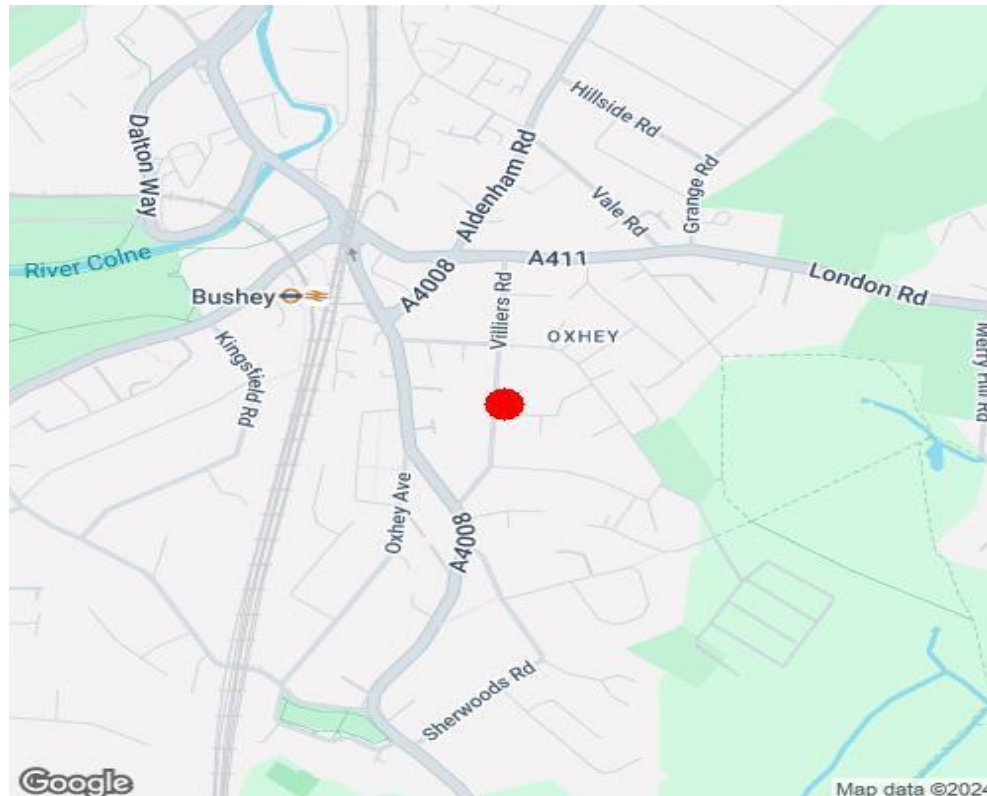


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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.