



Rosewood, Vivian Close, Oxhey Hall, WD19 4PQ

Price £725,000 Freehold

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ChurchillsBushey





Price £725,000

Rosewood, Vivian Close, Oxhey Hall, Watford,  
Hertfordshire, WD19 4PQ

- A 3 Bedroom Detached House
- Cul De Sac Location
- Versatile Living Accommodation
- Gas Central Heating/ Double Glazing
- Scope For Extension (STPP)
- Off Street Parking To The Front
- Close To Bushey & Moor Park Stations
- Energy Rating: F

This bright and spacious 3 bedroom detached property, located in a quiet residential cul de sac, offers versatile family living and excellent potential for extension (STPP). The ground floor features a generous entrance hallway, a study or fourth bedroom with a guest WC, and a light filled L-shaped reception/dining room with bay window and patio doors opening into a conservatory. The well appointed kitchen provides practical cooking space and outdoor access.

Upstairs, there are three good sized bedrooms, a family bathroom, and a separate WC. Outside, the property boasts off street parking at the front and a secluded rear garden with a paved patio, lawn, and summerhouse, perfect for entertaining.

Situated near Watford's amenities and just minutes from Bushey Overground and Moor Park Underground stations, this home also benefits from proximity to excellent schools, including Merchant Taylors' and Watford Grammar Schools.

















#### ENTRANCE HALL

Double glazed windows to the front and side aspects, wood flooring

#### CLOAKROOM

Low flush wc, wash hand basin

#### OFFICE 17'0" (5.18m) x 8'0" (2.44m)

Double glazed window to the front bay, port hole window to side aspect, wood flooring

#### RECEPTION ROOM 19'11" (6.07m) x 12'2" (3.71m)

Double glazed window to the front aspect, dado rail, sliding doors leading on to the conservatory, wood flooring, inset spotlights, staircase to the first floor, open plan to

#### DINING AREA 12'5" (3.78m) x 8'11" (2.72m)

Double glazed window to the rear aspect, wood flooring, inset spot lights, open plan to

#### KITCHEN 10'5" (3.18m) x 9'0" (2.74m)

Range of wall and base units, working surfaces, under mount sinks, eye level double oven, ceramic hob with extractor chimney hood over, inset spot lights, wood flooring, double glazed window to the rear aspect, door leading on to the garden

#### CONSERVATORY 11'4" (3.45m) x 8'9" (2.67m)

Double glazed conservatory with double doors and single door leading on to the garden, laminate wood flooring

#### FIRST FLOOR LANDING

#### BEDROOM 1 13'7" (4.14m) x 11'9" (3.58m)

Double glazed window to the rear aspect, wardrobe cupboards, inset spotlights

#### BEDROOM 2 14'0" (4.27m) x 11'2" (3.4m)

Double glazed window to the rear aspect, wardrobe cupboards, inset spotlights

#### BEDROOM 3 9'2" (2.79m) x 7'10" (2.39m)

Double glazed window to the front aspect

#### BATHROOM

Fitted bathroom. Panel bath with independent shower over, vanity unit incorporating wash hand basin with cupboards and drawers under, chrome ladder radiator, double glazed window to the front aspect

#### SEPARATE WC

Double glazed window to the front

#### OUTSIDE

#### REAR GARDEN

Secluded garden with paved patio area, steps down to lawn, tree

#### SUMMER HOUSE 15'4" (4.67m) x 8'9" (2.67m)

Timber framed summer house

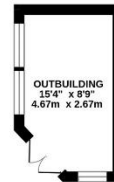
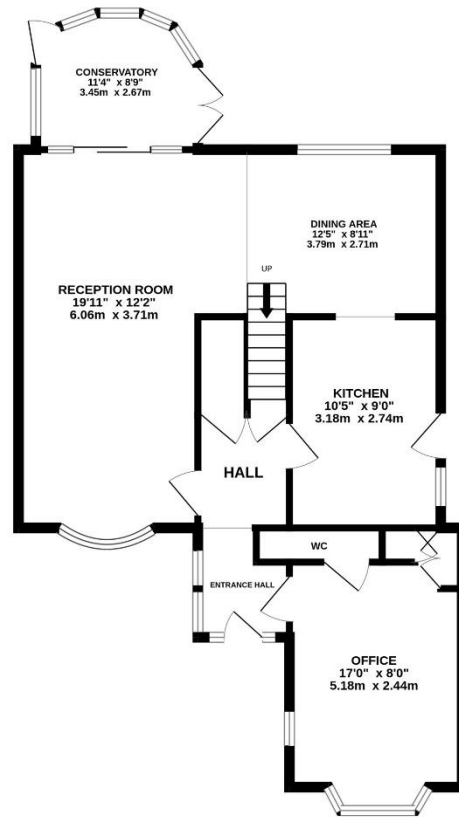
#### OFF STREET PARKING

Via own block paved driveway to the front of the property providing parking for 2/3 cars

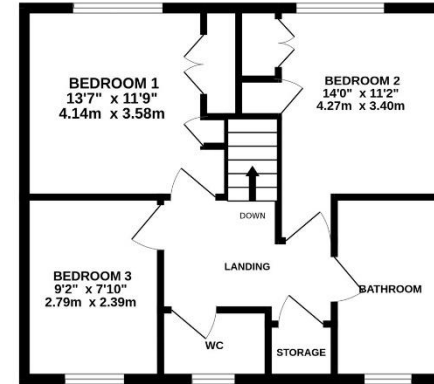
#### COUNCIL TAX

Three Rivers District Council, Tax Band F, £3298.36 2025/2026

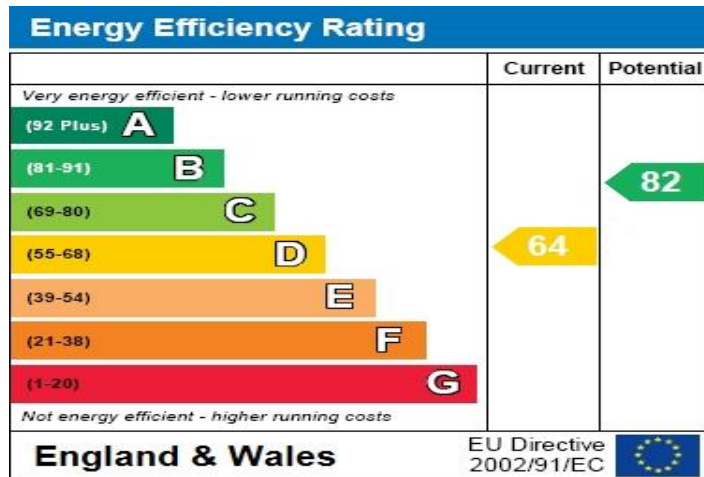
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.

