



Heath View, 7 Watford Heath, WD19 4EU

O.I.E.O £900,000 Freehold

4  3 

 ChurchillsBushey



O.I.E.O £900,000

Heath View, 7 Watford Heath, Watford Heath, Watford,
Hertfordshire, WD19 4EU

- A 4 Bed 3 Bath Semi
- Well Presented
- Overlooking Watford Heath
- Underfloor Heating Downstairs
- Garage & Drive Way
- Close To Bushey Station
- No Upper Chain
- Energy Rating: C

A 4 bedroom 3 bathroom semi detached house, overlooking Watford Heath, well presented throughout, with solid oak internal doors, large entrance hall, cloakroom, study, 18ft sitting room, open plan kitchen/diner with vaulted ceiling, bedroom 1 with walk in wardrobe & en suite, 2 further bedrooms & family bathroom on the 1st floor, bedroom 2 with ensuite on the 2nd floor, gas central heating, double glazing, under floor heating downstairs, attractive garden, garage & off street parking, situated close to Bushey mainline station, offered for sale with no upper chain







ENTRANCE HALL

Double aspect room with double glazed window to the front, double glazed window to the side bay, tiled floor with under floor heating, large storage cupboard housing wall mounted gas fired central heating boiler, inset spotlights, staircase to first floor with cupboard under storing water softner

CLOAKROOM

Tiled floor with under floor heating, low flush wc, wash hand basin with cupboard under, extractor fan, inset spot lights, double glazed window to the front

SITTING ROOM 18'9" (5.72m) x 14'7" (4.45m)

Double aspect room with double glazed window to the front bay, double glazed window and patio doors,attractive fireplace with wood burner, laminate wood flooring, under floor heating

KITCHEN/ DINER 21'2" (6.45m) x 14'3" (4.34m)

Double aspect room with double glazed windows and patio doors leading to the garden and additional double glazed window to the side. Vaulted ceiling with skylight windows.

Range of wall and base units, granite working surfaces, double bowl butler sink, built in eye level AEG oven and AEG combination microwave, inset AEG ceramic hob with extractor chimney hood over, dishwasher, washing machine, tumble dryer, tiled floor with under floor heating, inset spotlights, space for dining table

STUDY 10'4" (3.15m) x 7'4" (2.24m)

Double glazed window to the side, inset spot lights, tiled floor with under floor heating

FIRST FLOOR LANDING

Storage cupboard housing hot water cylinder, staircase to 2nd floor

BEDROOM 1 14'6" (4.42m) Including Wardrobes x 9'2" (2.79m)

Double glazed window to the front, fitted wardrobe cupboards with sliding doors

WALK IN WARDROBE

With lighting

ENSUITE SHOWER ROOM

Fully tiled. Large walk in shower with rainwater shower head, low flush wc, wash hand basin with cupboard under, mirrored wall cabinet, inset spotlights, chrome ladder radiator, double glazed window to the side

BEDROOM 3 11'7" (3.53m) x 11'1" (3.38m)

Double glazed window to the side, wardrobe cupboards

BEDROOM 4 8'3" (2.51m) x 7'5" (2.26m)

Double glazed window to the side

FAMILY BATHROOM

Fully tiled. Panelled bath, independent corner shower cubicle, low flush wc, wash hand basin with cupboard under, mirrored wall cabinet, chrome ladder radiator, inset spotlights, extractor fan

SECOND FLOOR LANDING

Skylight window, eaves storage

BEDROOM 2

Skylight windows, wardrobe cupboard with eaves storage, inset spotlights

ENSUITE SHOWER ROOM

Fully tiled. Independent shower cubicle, low flush wc,wash hand basin with cupboard under, chrome ladder radiator, inset spotlights, extractor fan

OUTSIDE

GARDEN

Paved patio area, lawn and borders, gated side access, outside lighting, power and tap, awning to sitting room, garden sheds

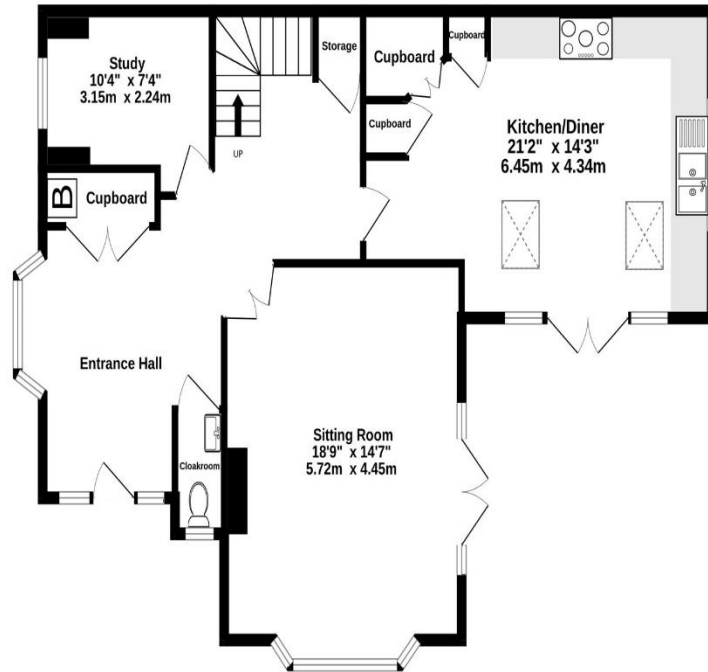
GARAGE 17'9" (5.41m) x 9'7" (2.92m)

Approached off Oxhey Avenue with up and over door to the front and parking for 1 car on driveway

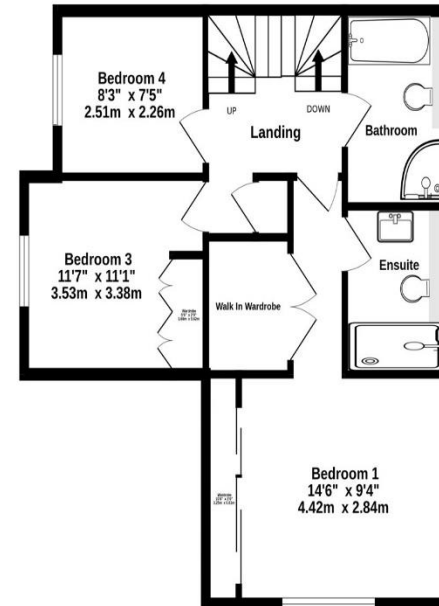
COUNCIL TAX

Watford Borough Council, Tax Band F, £3230.21 2024/2025

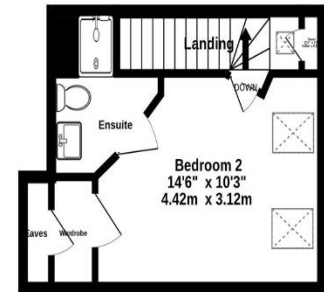
Ground Floor



1st Floor

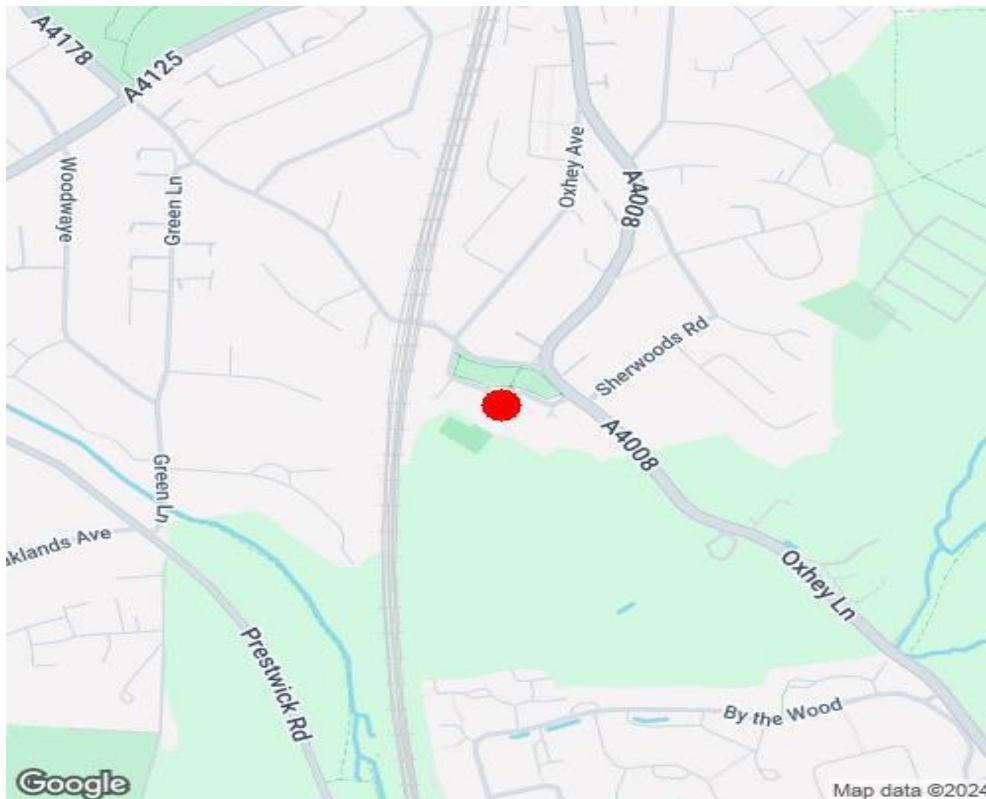
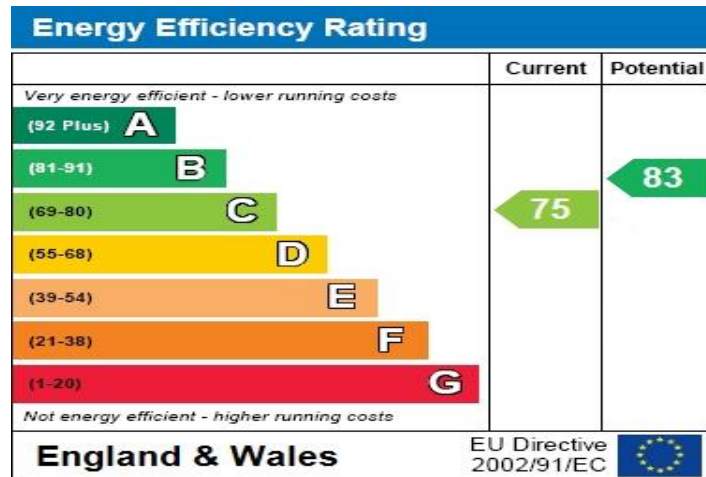


2nd Floor



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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Churchills Bushey
 72 High Street, Bushey, Hertfordshire, WD23 3HE
 T: 020 8950 0033
property@churchillsbushey.co.uk
<https://www.churchillsbushey.co.uk>

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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.