



30 Chalk Hill, Oxhey, WD19 4BX

O.I.E.O £1,000,000 Freehold

6  2 

 ChurchillsBushey



Offers In Excess Of £1,000,000

30 Chalk Hill, Oxhey, Watford, Hertfordshire, WD19 4BX

- Edwardian 6 Bed 2/3 Bath Family Home
- Retaining Many Original Features
- Tastefully Decorated
- Decorative Fireplaces
- Garden With Home Office/ Studio
- Off Street Parking
- Close to Station
- Energy Rating: C

A SPACIOUS 6 BEDROOM 2/3 BATHROOM EDWARDIAN FAMILY HOME,

RETAINING MANY ORIGINAL FEATURES INCLUDING HIGH CEILINGS & FIREPLACES,

TASTEFULLY DECORATED THROUGHOUT,

ENTRANCE HALL, CLOAKROOM, 26FT SITTING ROOM,

FAMILY ROOM, DINING ROOM, KITCHEN, BREAKFAST ROOM,

4 BEDROOMS & BATHROOM WITH SEPARATE WC ON FIRST FLOOR,

2 FURTHER BEDROOMS, KITCHENETTE,

SHOWER ROOM & EAVES STORE ROOM ON SECOND FLOOR,

GAS CENTRAL HEATING, PART DOUBLE GLAZING/ ORIGINAL WINDOWS,

ATTRACTIVE REAR GARDEN WITH STUDIO/HOME OFFICE AT REAR,

OFF STREET PARKING FOR 2 CARS,

SITUATED WITHIN WALKING DISTANCE OF BUSHEY MAIN LINE STATION,

CLOSE TO LOCAL SHOPS AND SCHOOLS











## ENTRANCE HALL

With original front door and decorative leaded light windows to the front, solid wood parquet flooring, staircase to the first floor with a selection of custom made cupboards under

## SITTING ROOM 26'4" (8.03m) x 15'4" (4.67m)

Originally 2 separate reception rooms, original window to the front aspect, solid wood parquet flooring, two attractive fire place features both with a fitted log burner, single glazed window and double doors leading on to Reception 2

## CLOAKROOM

Low flush wc, wash hand basin with cupboard under, chrome ladder radiator, part tiled walls, tiled floor, double glazed window to the side aspect,

## FAMILY ROOM 12'10" (3.91m) x 8'9" (2.67m)

Double glazed windows to the side aspect, open plan to breakfast room and dining room

## BREAKFAST ROOM 11'9" (3.58m) x 10'5" (3.18m)

Feature open fire place, picture rail, wood flooring, storage cupboard, open plan to family room

## DINING ROOM 14'10" (4.52m) x 8'6" (2.59m)

Double glazed windows to the side aspect, double glazed bifolding doors leading on to the garden, pendant lighting

## KITCHEN 14'0" (4.27m) x 12'1" (3.68m)

Range of wall and base units, wooden working surfaces, butler sink, space for range cooker, plumbing for washing machine and dishwasher, space for tumble dryer, 2 double glazed sash windows to the rear aspect, inset spot lights, wood flooring, stable door leading on to dining room

## FIRST FLOOR LANDING

## BEDROOM 1 19'5" (5.92m) x 12'7" (3.84m)

Double glazed window to the rear, large shower cubicle, wash hand basin with pedestal, chrome ladder radiator, wood flooring, inset spotlights

## BEDROOM 2 16'4" (4.98m) x 14'8" (4.47m)

Feature fireplace, original single glazed windows to the front bay

## BEDROOM 3 14'2" (4.32m) x 12'0" (3.66m)

Double glazed window to the rear aspect

## BEDROOM 4 12'4" (3.76m) x 9'0" (2.74m)

Original single glazed window to the front aspect, storage cupboard

## BATHROOM

Roll top bath with Calvari rain shower, wash hand basin, chrome ladder radiator, attractive fireplace feature, storage cabinet, part tiled walls, inset spot lights, double glazed window to the side aspect, wood flooring

## SEPARATE WC

Low flush wc, wash hand basin with cupboard under, chrome ladder radiator, part tiled walls, tiled floor, double glazed window to the side aspect,

## SECOND FLOOR LANDING

## BEDROOM 5 25'8" (7.82m) x 9'6" (2.9m)

Two Velux windows to the front aspect with fitted blinds, eaves storage, inset spotlights

## BEDROOM 6 14'11" (4.55m) x 8'7" (2.62m)

Double glazed window to the rear aspect, inset spot lights

#### KITCHENETTE 11'10" (3.61m) x 8'0" (2.44m)

Base units with wooden working surfaces, space for under counter fridge, wood flooring, double glazed window to the side aspect, space for table

#### SHOWER ROOM

Fully tiled. Large shower cubicle, wash hand basin with drawer under, fitted wall mirror, back to wall wc, chrome ladder radiator, inset spot lights, double glazed window to the side aspect

#### EAVES STORE ROOM

With wall mounted gas fired central heating boiler, Megaflo, light and power

#### OUTSIDE

#### REAR GARDEN

Ideal for outside entertaining with large wood effect porcelain tiled patio, large gazebo with feature lighting, artificial lawn, large garden store, outside tap and power, gated shared side access

#### OFF STREET PARKING

Via block paved driveway to the front of the property for 2 cars

#### HOME OFFICE/ STUDIO 17'6" (5.33m) x 14'2" (4.32m)

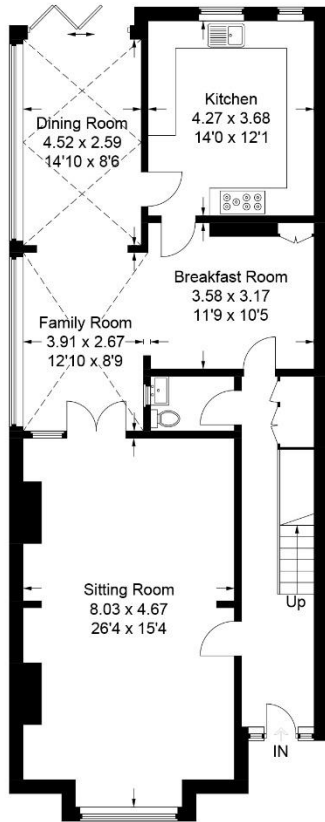
To the rear of the garden, with double glazed doors and windows to the front, light and power, storage heaters, internet connection

#### COUNCIL TAX

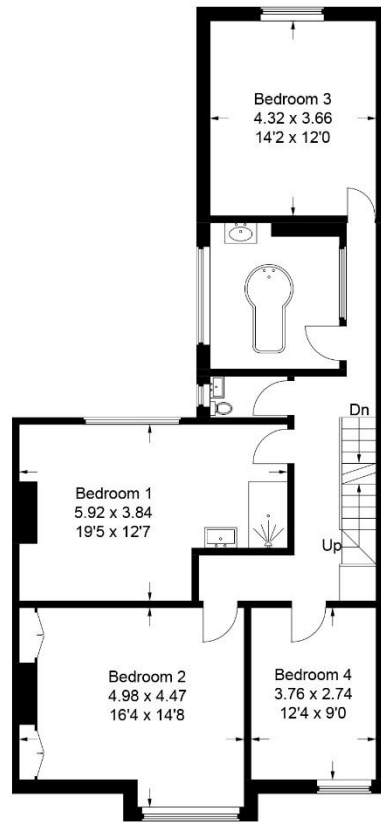
Watford Borough Council, Tax Band D, £2134.48 2023/2024



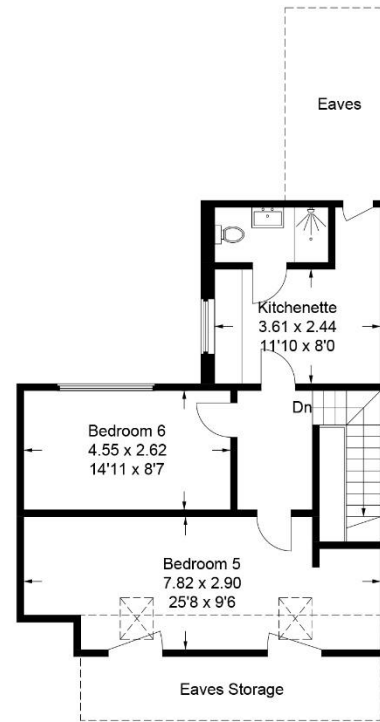
Approximate Gross Internal Area  
 Ground Floor = 104.7 sq m / 1,127 sq ft  
 First Floor = 94.4 sq m / 1,016 sq ft  
 Second Floor = 58.0 sq m / 624 sq ft  
 Summer House = 23.1 sq m / 249 sq ft  
 Total = 280.2 sq m / 3,016 sq ft



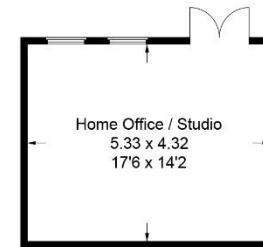
Ground Floor



First Floor




Second Floor



(Not Shown In Actual Location / Orientation)

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.

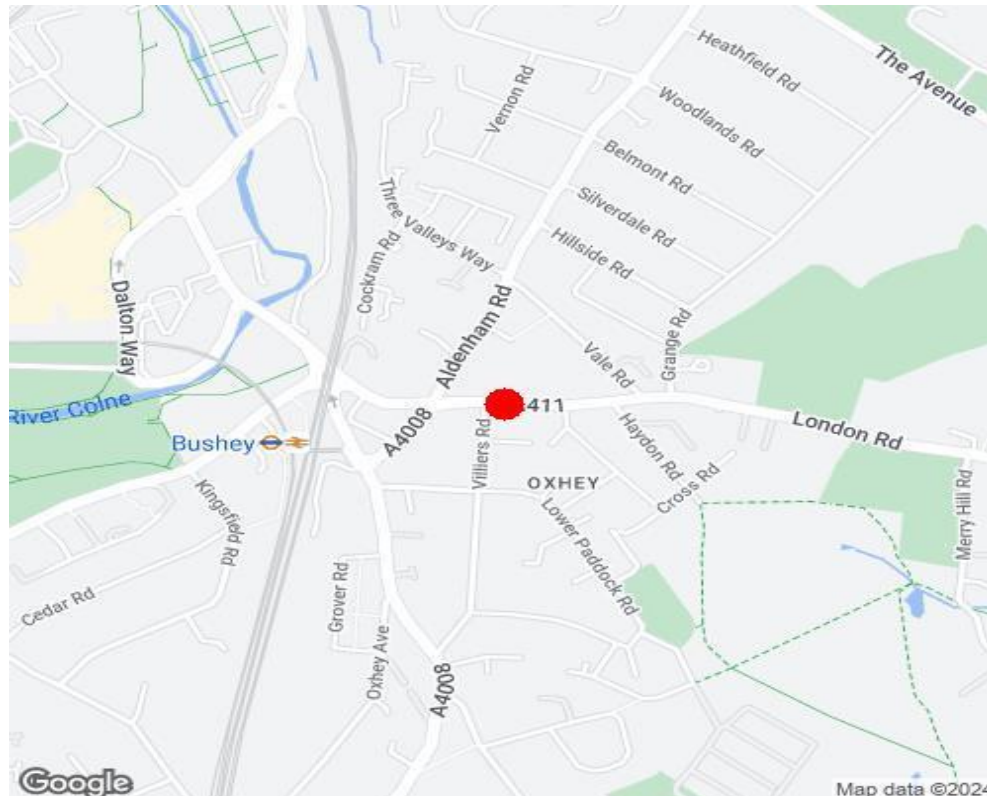
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	70	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Part of the **F** fairfield family



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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.