



67 Kingsfield Road, Oxhey, WD19 4TP

Price £895,000 Freehold

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 ChurchillsBushey



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67 Kingsfield Road, Oxhey, Watford, WD19 4TP

- An Edwardian 4 Bedroom Semi
- Sought After Road
- Retaining Many Original Features
- 19ft Kitchen/ Breakfast Room With Separate Utility Room
- 80ft Southerly Facing Garden Backing Playing Fields
- Off Street Parking
- Energy Rating: D

AN ATTRACTIVE EDWARDIAN 4 BEDROOM SEMI DETACHED HOUSE, RETAINING MANY ORIGINAL FEATURES INCLUDING HIGH CEILINGS AND ORIGINAL FIREPLACES, ENTRANCE HALL, CLOAKROOM, LIVING ROOM, DINING ROOM, 19FT OPEN PLAN KITCHEN/ BREAKFAST ROOM WITH SEPARATE UTILITY ROOM, MAIN BEDROOM WITH BALCONY, FAMILY BATHROOM, GAS CENTRAL HEATING/ NEW BOILER (INSTALLED 2023), 80ft SECLUDED SOUTHERLY FACING GARDEN, BACKING SCHOOL PLAYING FIELDS, OFF STREET PARKING TO THE FRONT, RESIDENTS PERMIT PARKING, CONVENIENT LOCATION CLOSE TO LOCAL SCHOOLS, AMPLE SCOPE TO EXTEND (STPP)









ENTRANCE HALL

Wood flooring, window to the front aspect, staircase to the first floor with storage cupboards under

LIVING ROOM 14'0" (4.27m) x 13'10" (4.22m)

Bespoke timber framed double glazed sash windows to the front bay (installed 2022), original open fire place feature with wooden surround, alcove shelving, picture rail, ceiling rose, picture rail

DINING ROOM 12'0" (3.66m) x 11'6" (3.51m)

Original open fire place feature with wooden surround, picture rail, casement doors to outside

CLOAKROOM

Low flush wc, wash hand basin, tiled floor, window to the side aspect

KITCHEN/ BREAKFAST ROOM 19'10" (6.05m) x 11'0" (3.35m)

Range of wall, base and display units, working surfaces, single drainer stainless steel sink unit with drainer, cooker point, extractor hood, recess for fridge/freezer, plumbing for dishwasher, cupboard housing wall mounted gas fired combination boiler (Installed 2023), extractor fan, wood flooring, sash windows to the side

UTILITY ROOM 11'0" (3.35m) x 6'5" (1.96m)

Laminate wood flooring, plumbing for washing machine, space for tumble dryer, double glazed window to the rear aspect, glazed door to the side aspect, double glazed patio doors leading on to the garden

FIRST FLOOR LANDING

Access to loft with pull down ladder, stained glass skylight window, storage cupboard

BEDROOM 1 17'11" (5.46m) x 12'0" (3.66m)

Wood flooring, built in wardrobe cupboards, picture rail, window with secondary glazing to the front aspect and additional window to front, casement door leading to the balcony

BEDROOM 2 11'11" (3.63m) x 11'6" (3.51m)

Attractive cast iron fire place feature, glazed window to the rear aspect

BEDROOM 3 11'1" (3.38m) x 8'9" (2.67m)

Attractive fire place feature, sash window to the rear aspect

BEDROOM 4 7'11" (2.41m) x 6'9" (2.06m)

Sash window to the side aspect, dado rail, storage cupboard

BATHROOM

Panelled bath with mixer taps and hand held shower attachment, wash hand basin with pedestal, low flush wc, part tiled walls, tiled floor, window to the side aspect

OUTSIDE

REAR GARDEN

Approx 80ft

A mature, child friendly garden backing school playing fields, mainly laid to lawn with paved patio area, additional entertaining/ seating area, borders, shrubs, trees, pergola, compost area, large garden shed, wood store, outside tap and gated side access

OFF STREET PARKING

To the front of the property

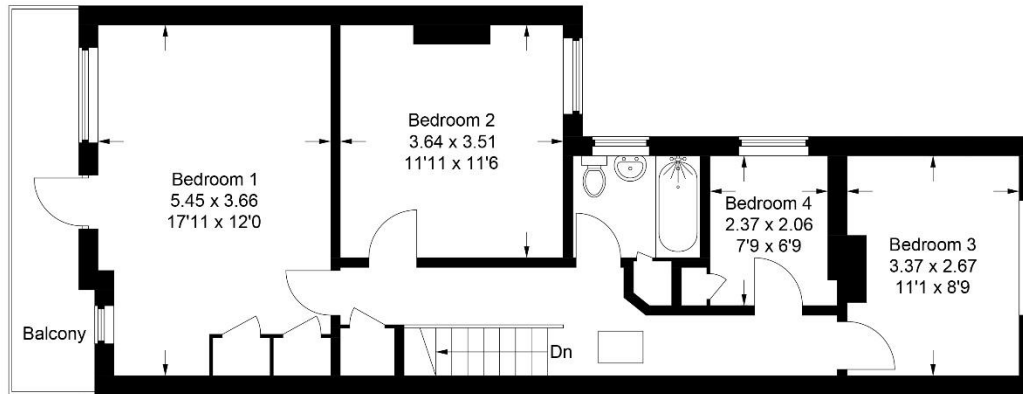
RESIDENTS PERMIT PARKING

Permit required to park in the road Mon - Fri 10am - 12 noon

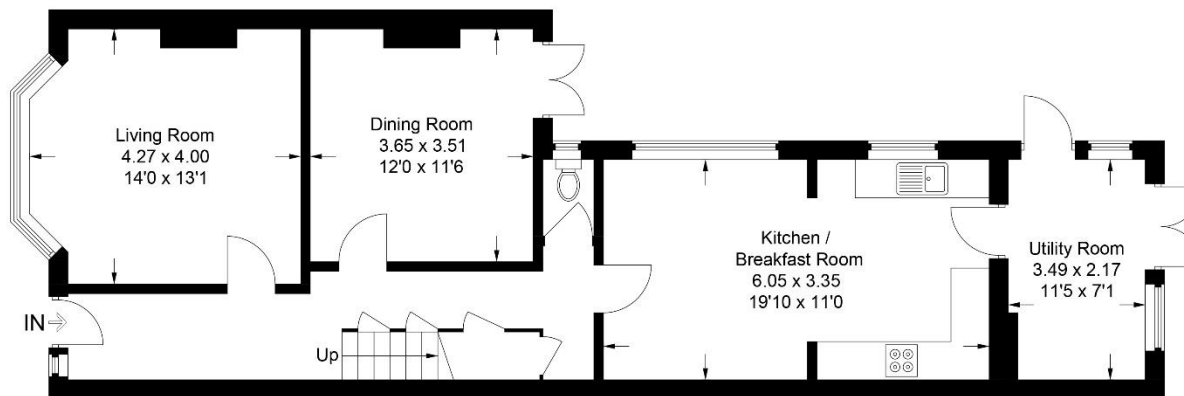
COUNCIL TAX

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

Approximate Gross Internal Area
Ground Floor = 75.2 sq m / 809 sq ft
First Floor = 64.5 sq m / 694 sq ft
Total = 139.7 sq m / 1,503 sq ft




First Floor



Ground Floor

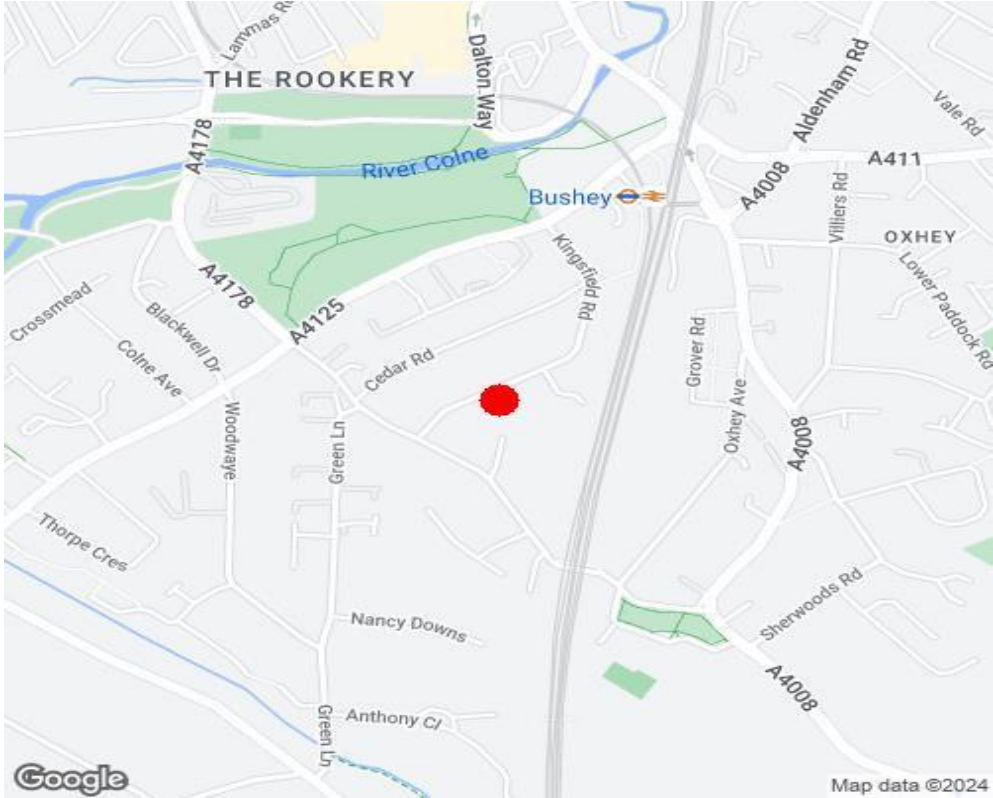
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.