



120 Pinner Road, Oxhey, WD19 4EH
O.I.E.O £375,000 Freehold

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 ChurchillsBushey



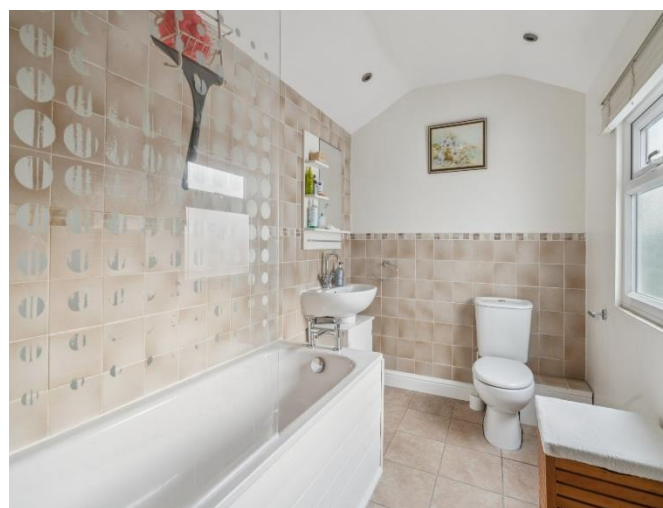
Offers In Excess Of £375,000

120 Pinner Road, Oxhey, Watford, Hertfordshire, WD19 4EH

- A 2 Bedroom Mid Terrace Cottage
- Well Presented Throughout
- Open Plan Living/ Dining Room With Fireplace
- Both Bedrooms & Bathroom Off First Floor Landing
- Gas Central Heating & Double Glazing
- Approx 100ft Rear Garden
- Within Walking Distance Of Bushey Station
- Energy Rating: D

This charming 2 bedroom mid terrace cottage offers a warm and inviting living space in a convenient location. Upon entering, you are welcomed into a spacious 24ft open plan living and dining room, featuring an open fireplace and double- glazed patio doors that lead out to the large rear garden, which extends approximately 100ft. The kitchen is situated at the rear of the property, while the first floor landing provides access to both bedrooms and the bathroom. Additional benefits include gas central heating and double glazing throughout. Ideally positioned within walking distance of Bushey Main Line Station, local shops, and schools, this delightful home combines comfort with convenience, making it a fantastic opportunity for buyers.







ENTRANCE DOOR

OPEN PLAN LIVING/ DINING ROOM 24'3" (7.39m) x 10'10" (3.3m)

Double glazed window to the front aspect, open fireplace feature, TV console and cupboard to alcoves, wood flooring, staircase to the first floor with cupboards under, double glazed patio doors leading on to the garden

KITCHEN 8'11" (2.72m) x 5'11" (1.8m)

Range of wall, base and display units, wooden working surfaces, butler sink, fitted electric oven, gas hob, under counter fridge, plumbing for washing machine, wall mounted gas fired central heating boiler, double glazed window to the side aspect, part tiled walls, tiled floor

FIRST FLOOR LANDING

Storage cupboard, access to the loft

BEDROOM 1 11'10" (3.61m) x 10'10" (3.3m)

Stripped wood floors, double glazed window to the front aspect

BEDROOM 2 11'10" (3.61m) x 5'1" (1.55m)

Laminate wood flooring, double glazed window to the rear aspect

BATHROOM

Panelled bath with electric shower over, glass shower screen, wash hand basin with cupboard under, low flush wc, chrome ladder radiator, inset spotlights, part tiled walls, vinyl tiled floor, double glazed window to the side aspect

OUTSIDE

REAR GARDEN

Approximately 100ft with paved patio area, lawn with raised borders, conifers, garden shed, outside tap, pedestrian right of way, outside brick built store with light & power,

COUNCIL TAX


Watford Borough Council, Tax Band D, £2343.38 2025/2026

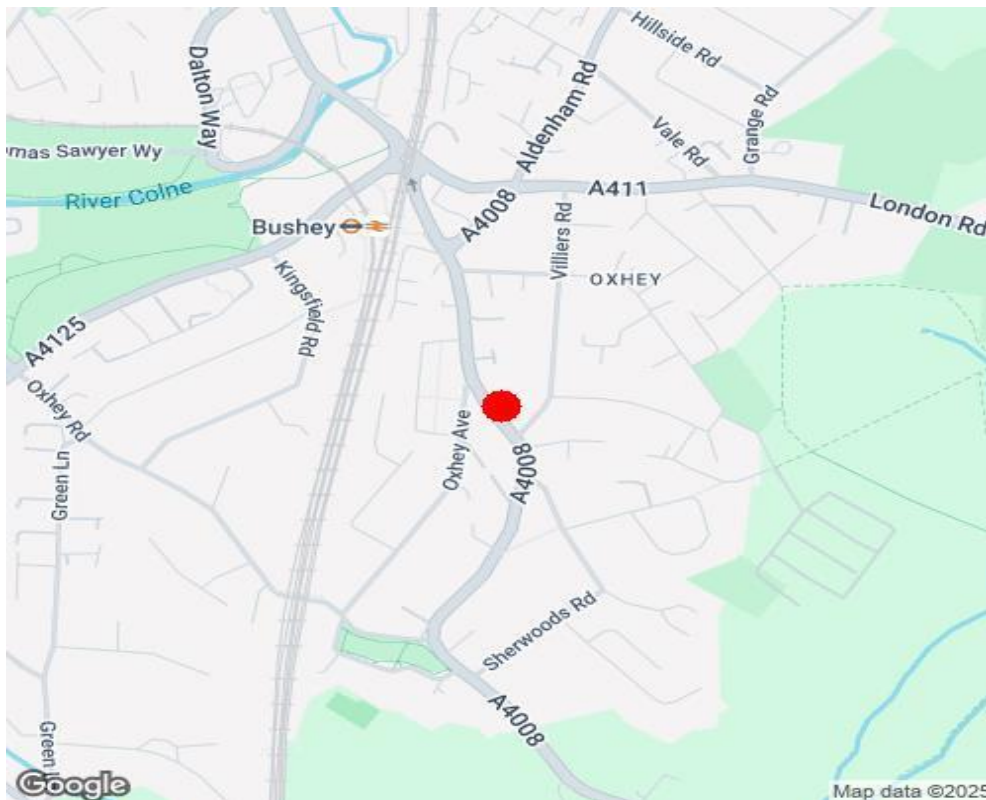
Approximate Gross Internal Area
 Ground Floor = 29.7 sq m / 320 sq ft
 First Floor = 29.4 sq m / 316 sq ft
 Store & Shed = 10.1 sq m / 109 sq ft
 Total = 69.2 sq m / 745 sq ft



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
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	64	
(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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Churchills Bushey

72 High Street, Bushey, Hertfordshire, WD23 3HE

T: 020 8950 0033

property@churchillsbushey.co.uk

<https://www.churchillsbushey.co.uk>

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.