



126 Oaklands Avenue, Oxhey Hall, Watford,  
Price £795,000 Freehold

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 ChurchillsBushey





Price £795,000

126 Oaklands Avenue, Oxhey Hall, Watford,  
Hertfordshire, WD19 4LQ

- Extended & Well Presented 3 Bedroom Semi Detached House
- Open Plan Kitchen/ Dining Area
- Downstairs Cloakroom
- Large South Facing Garden
- Off Street Parking To The Front For Several Cars
- Sought After Location Close To Transport Links
- No Upper Chain
- Energy Rating: D

This beautifully renovated three bedroom semi detached house offers modern living throughout. The ground floor has been thoughtfully extended to the rear, creating a spacious, open plan kitchen and dining area with double glazed bifolding doors that open onto a large, south facing garden, perfect for outdoor entertaining. The ground floor also includes an entrance hall, a front reception room, a TV room that flows into the kitchen/dining area, a separate utility room, and a convenient cloakroom.



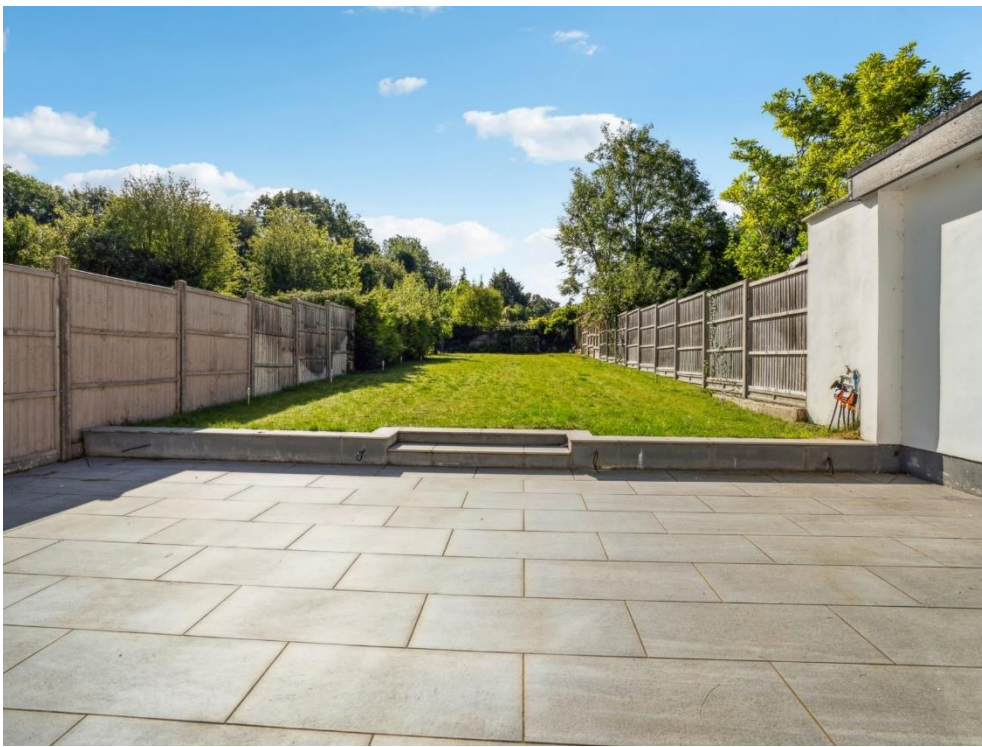
Upstairs, there are three bedrooms and a fully fitted bathroom. The property boasts a large rear garden, while the front of the house offers ample parking with its own driveway. Located in the sought after residential area of Oxhey Hall close to both Bushey Mainline Station and Moor Park Station. This property combines a prime location with high quality finishes and is offered for sale with no upper chain.











ENTRANCE HALL

Double glazed leaded light window to the side aspect, staircase to the first floor with storage cupboard under, wood flooring, inset spotlights

FRONT RECEPTION ROOM 12'4" (3.76m) x 12'4" (3.76m)

Double glazed leaded light windows to the front aspect

TV ROOM 12'8" (3.86m) x 11'5" (3.48m)

Tiled flooring with underfloor heating , inset spotlights, open plan to

KITCHEN/ DINER 21'11" (6.68m) x 14'5" (4.39m) Max

Range of wall and base units, quartz working surfaces with breakfast bar, undermount 1.5 bowl stainless steel sink unit, built in eye level Neff double oven Neff, induction hob with stainless steel extractor chimney hood over, fridge freezer, Neff dishwasher, inset spotlights,underfloor heating tiled floor, double glazed bifolding doors leading on to the garden, double glazed window to the rear aspect, 2 Velux windows, door to

UTILITY ROOM

Wall and base units,quartz working surfaces, plumbing for washing machine, space for tumble dryer, inset spotlights, underfloor heating tiled floor

CLOAKROOM

Double glazed window to the front aspect, low flush wc, vanity unit incorporating wash hand basin with cupboard under

FIRST FLOOR LANDING

Access to loft via ladder housing gas central heating boiler

BEDROOM 1 14'6" (4.42m) x 11'6" (3.51m)

Fitted wardrobe cupboards and drawers Double glazed window to the front aspect

BEDROOM 2 12'11" (3.94m) x 11'7" (3.53m)

Double glazed window to the rear aspect

BEDROOM 3 8'9" (2.67m) x 7'11" (2.41m)

Double glazed window to the rear aspect, laminate wood flooring

BATHROOM

Fully tiled. Fitted bath, vanity unit incorporating wash hand basin with cupboard under, fitted wall mirror, independent corner shower cubicle, chrome ladder radiator, low flush wc, double glazed window to the side aspect

OUTSIDE

REAR GARDEN

Paved patio area, step up to large lawn area, outside tap with sprinkling system, lighting, gated side access

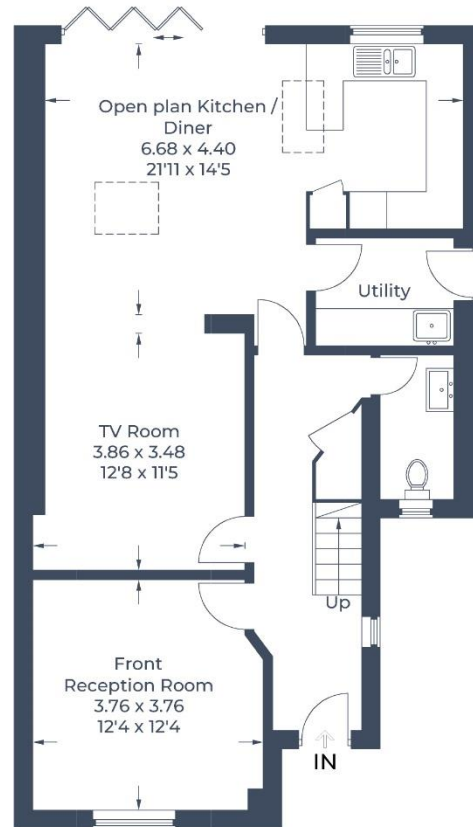
OFF STREET PARKING

Via own driveway providing parking foe several cars

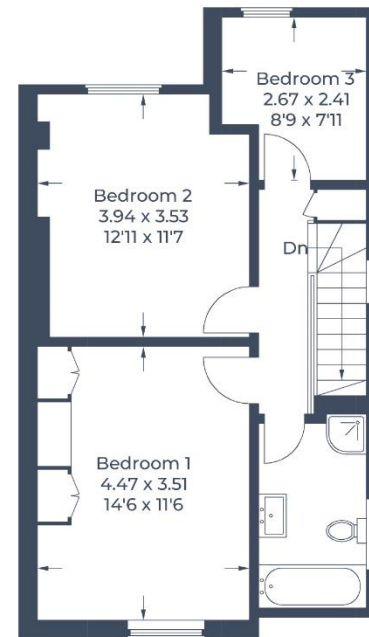
COUNCIL TAX

Three Rivers District Council, Tax Band E, £ 2669.20 2024/2025

Approximate Gross Internal Area  
 Ground Floor = 75.5 sq m / 813 sq ft  
 First Floor = 48.3 sq m / 520 sq ft  
 Total = 123.8 sq m / 1,333 sq ft



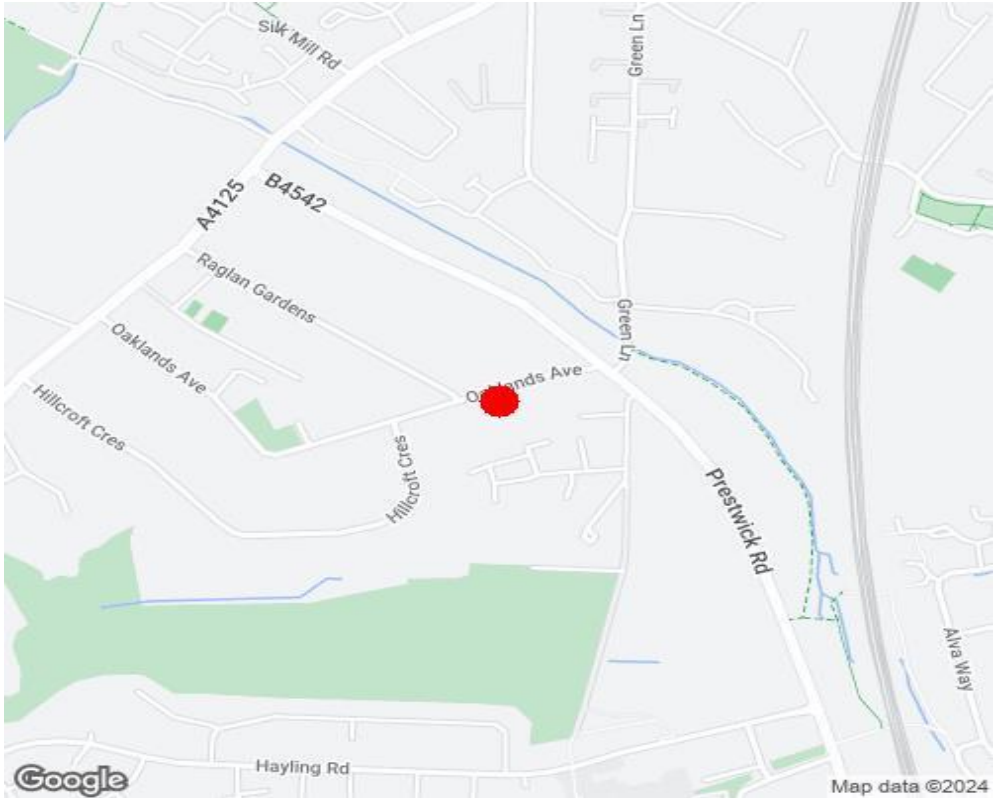
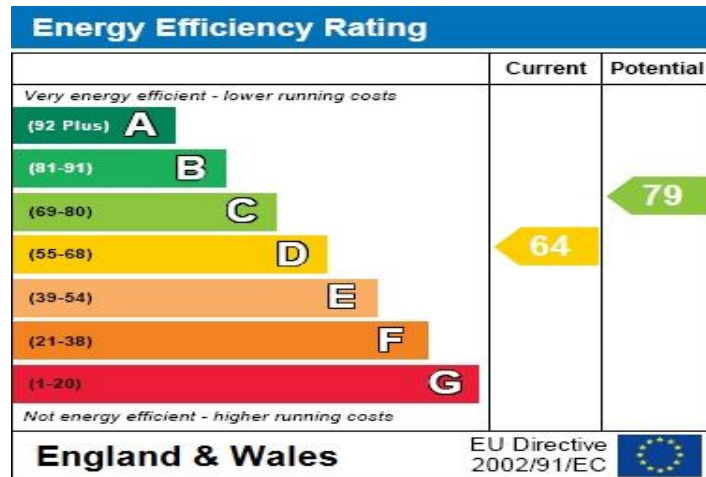
**Ground Floor**



**First Floor**

Illustration for identification purposes only,  
 measurements are approximate, not to scale.  
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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.