



36 Pinner Road, Oxhey, WD19 4ED

Price £425,000 Freehold

2  1 

 ChurchillsBushey





Price £425,000

**36 Pinner Road, Oxhey, Watford, Hertfordshire, WD19 4ED**

---

- A 2 Double Bedroom Terrace Cottage
- Spacious Living/ Dining Room
- Modern Fitted Kitchen/ Breakfast Room
- Bedrooms & Modern Bathroom All Off Landing
- Courtyard Style Rear Garden
- Close Proximity Of Bushey Main Line Station
- No Upper Chain
- Energy Rating: D

This extended 2 bedroom terraced cottage is ideally located just a short distance from Bushey Main Line Station and is offered for sale with no upper chain. Upon entering the property, you are welcomed into a spacious open plan living/ dining room that flows seamlessly into a modern, well equipped kitchen and breakfast room. The first floor features two generously sized double bedrooms and a contemporary bathroom, all accessed from a central landing. The home also benefits from gas central heating, double glazing and boasts a delightful courtyard style garden to the rear, providing a private outdoor space for relaxation.





## ENTRANCE DOOR

## COUNCIL TAX

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

## LIVING/ DINING ROOM 24'11" (7.59m) x 11'7" (3.53m)

Double glazed window to the front bay, meter cupboard, laminate wood flooring, fire place feature, staircase to the first floor with cupboard under

## KITCHEN/ BREAKFAST ROOM 15'3" (4.65m) x 6'11" (2.11m)

Modern fitted galley style kitchen with a range of wall and base units, Oak working surfaces, fitted gas hob, and oven with extractor hood over, built in dishwasher, space for fridge freezer, plumbing for washing machine wall mounted gas fired central heating boiler, breakfast bar, tiled floor, double glazed window to the side aspect, door leading on to the garden

## FIRST FLOOR LANDING

## BEDROOM 1 16'0" (4.88m) x 11'7" (3.53m)

Double glazed windows to the rear and side aspects

## BEDROOM 2 10'11" (3.33m) x 11'7" (3.53m)

Double glazed window to the front aspect

## BATHROOM

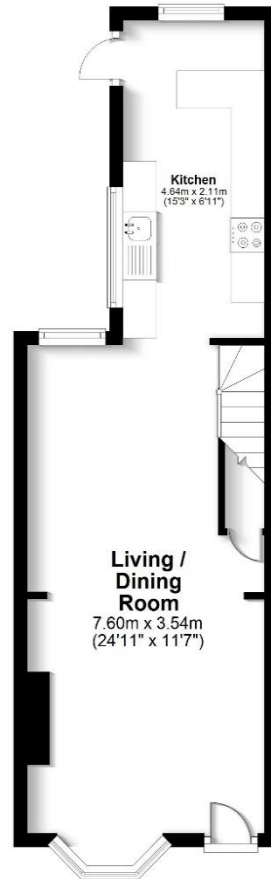
Modern fitted bathroom. Fully tiled with panelled bath with independent shower over, glass shower screen, vanity unit incorporating wash hand basin with cupboards under and wc with concealed cistern, chrome ladder radiator, sun tunnel providing natural light,

## OUTSIDE

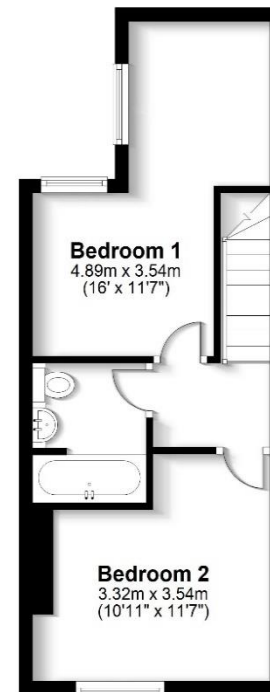
## REAR GARDEN

Courtyard style rear garden with shingle area and steps up to paved patio, raised borders, outside tap, gated rear access

**Ground Floor**  
Approx. 35.4 sq. metres (381.1 sq. feet)




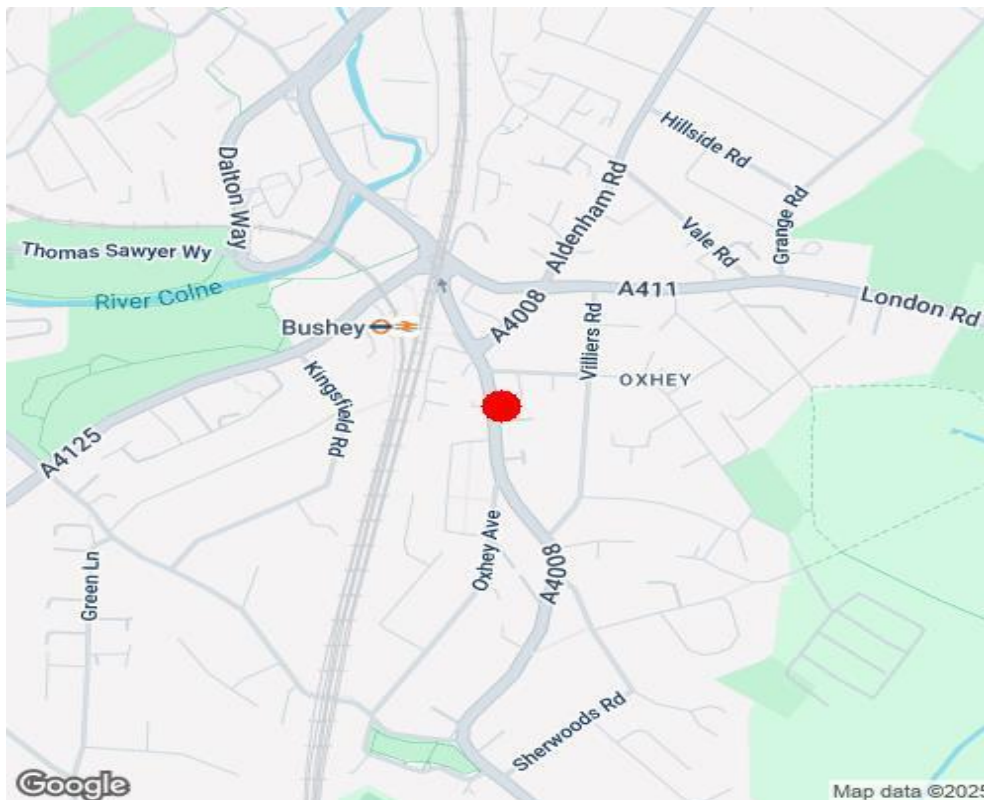
**First Floor**  
Approx. 30.6 sq. metres (328.8 sq. feet)



Total area: approx. 66.0 sq. metres (709.9 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position and size of doors, windows, appliances and other features are approximate only.  
Total areas inc garages and outbuildings but excl car ports & balconies.  
© My Home Property Marketing - Unauthorised reproduction prohibited.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Part of the **F** fairfield family



Churchills Bushey

72 High Street, Bushey, Hertfordshire, WD23 3HE

T: 020 8950 0033

[property@churchillsbushey.co.uk](mailto: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.