



5 Villiers Road, Oxhey Village, WD19 4AG

Price £850,000 Freehold

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 ChurchillsBushey



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5 Villiers Road, Oxhey Village, Watford, Hertfordshire, WD19 4AG

- Attractive 3 Bedroom 2 Bathroom Detached House
- Heart of Oxhey Village
- Bespoke Kitchen
- Gas Central Heating/ Double Glazing
- Mature Cottage Style West Facing Rear Garden
- Off Street Parking To The Front
- No Upper Chain
- Energy Rating: E

Situated in the heart of Oxhey Village, this attractive detached home offers a perfect blend of period charm and modern convenience. The property features 3 generously sized double bedrooms and two bathrooms, and retains many original features, including high ceilings that enhance its sense of space and character.



Upon entering, you are welcomed into a spacious entrance hall leading to a stunning 23ft living room. The open plan kitchen/ dining area boasts a bespoke fitted kitchen, complemented by a separate utility room and a modern ground floor wet room. A double glazed conservatory opens through double doors onto a beautifully mature, west facing cottage style garden,—ideal for relaxing or entertaining. The first floor hosts three double bedrooms and a stylish family bathroom. Additional benefits include off street parking to the front and the advantage of no upper chain. Conveniently located close to local independent shops and just a short walk from Bushey Mainline Station, this home offers fast commuter links and a vibrant village lifestyle.







ENTRANCE HALL

Wood flooring, staircase to the first floor with cupboard under

LIVING ROOM 23'7" (7.19m) x 12'7" (3.84m)

Double aspect room with double glazed window to the front with fitted wooden shutters and double glazed sash window to the rear, decorative ceiling rose and cornicing, feature fireplace with fitted stove

INNER HALLWAY

Tiled floor, stained glass window

UTILITY ROOM

Tiled floor, wall mounted gas fired central heating boiler, plumbing for washing machine, space for tumble dryer, inset spot lights, door leading to the outside

GROUND FLOOR WET ROOM

Fully tiled, shower, wash hand basin, low flush wc, chrome ladder radiator, extractor fan, double glazed window to the side aspect

KITCHEN/ DINING ROOM 18'1" (5.51m) x 11'1" (3.38m)

The bespoke kitchen has a range of wall and base units with granite working surfaces, butler sink, space for range cooker with extractor over, space for fridge freezer, inset spot lights, tiled floor, double glazed window to the side aspect, open plan to dining area with tiled floor, double glazed window to the side aspect with fitted wooden Venetian blinds, inset spot lights, open plan to

CONSERVATORY 10'11" (3.33m) x 9'2" (2.79m)

Double glazed conservatory with patio doors leading on to the garden, tiled floor

FIRST FLOOR LANDING

Access to loft via pull down ladder, wood flooring, inset spot lights

BEDROOM 1 16'5" (5m) x 12'0" (3.66m)

Double glazed sash windows to the front aspect with fitted wooden shutters, feature fireplace, fitted wardrobe cupboards along one wall

BEDROOM 2 11'2" (3.4m) x 10'8" (3.25m)

Double glazed sash window to the rear aspect, feature fireplace

BEDROOM 3 10'4" (3.15m) x 8'8" (2.64m)

Double glazed window to the rear aspect, wood flooring, inset spot lights

BATHROOM

Freestanding roll top bath with hand held shower attachment, wash hand basin with pedestal, low flush wc, fitted wall cabinet, ladder radiator, part tiled walls, vinyl flooring, inset spot lights, double glazed window to the side aspect

OUTSIDE

REAR GARDEN

Mature well stocked cottage style west facing garden with paved patio area, lawn, selection of trees , shrubs and borders, additional patio area with pergola, gated side access, outside light, power and tap, 2 garden sheds, garden store

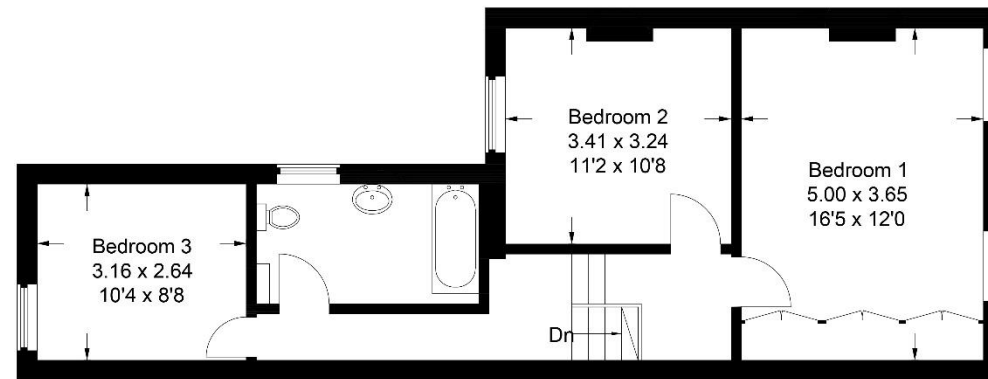
OFF STREET PARKING

To the front of the property via block paved driveway

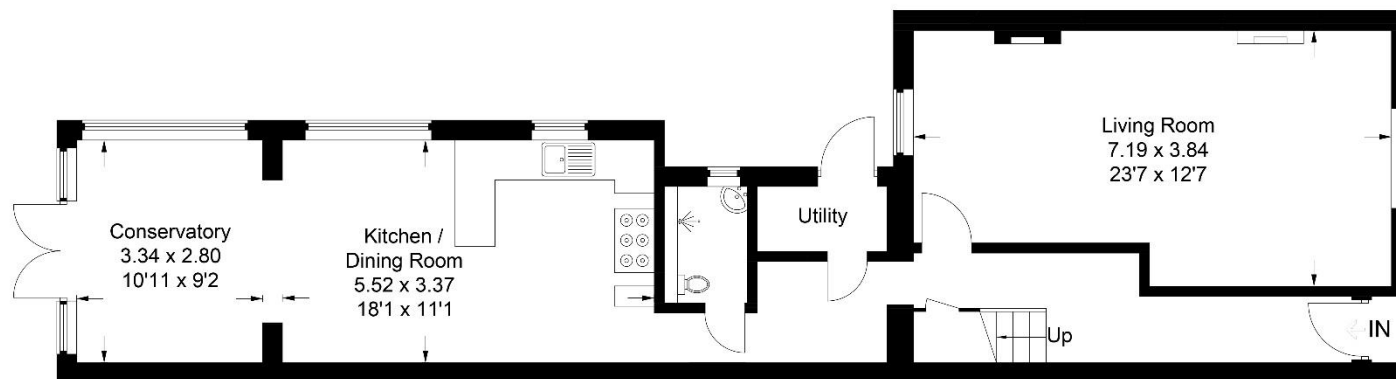
COUNCIL TAX

Watford Borough Council, Tax Band E, £ £2864.14

Approximate Gross Internal Area
 Ground Floor = 75.3 sq m / 810 sq ft
 First Floor = 54.7 sq m / 589 sq ft
 Total = 130 sq m / 1,399 sq ft



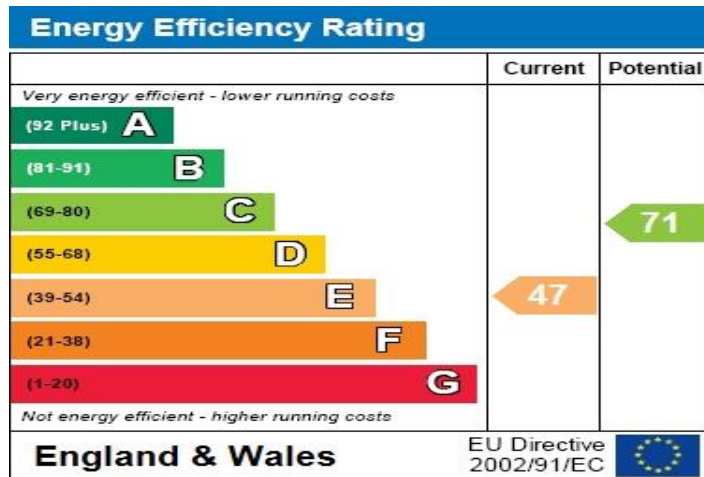
First Floor



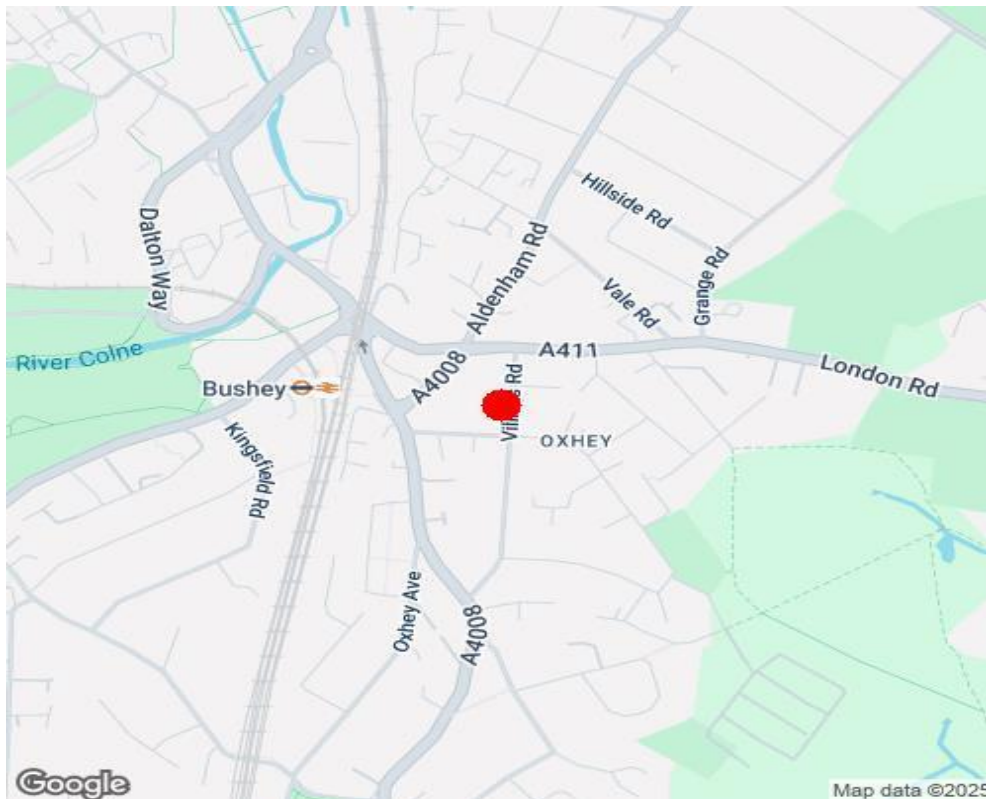
Ground Floor

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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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.